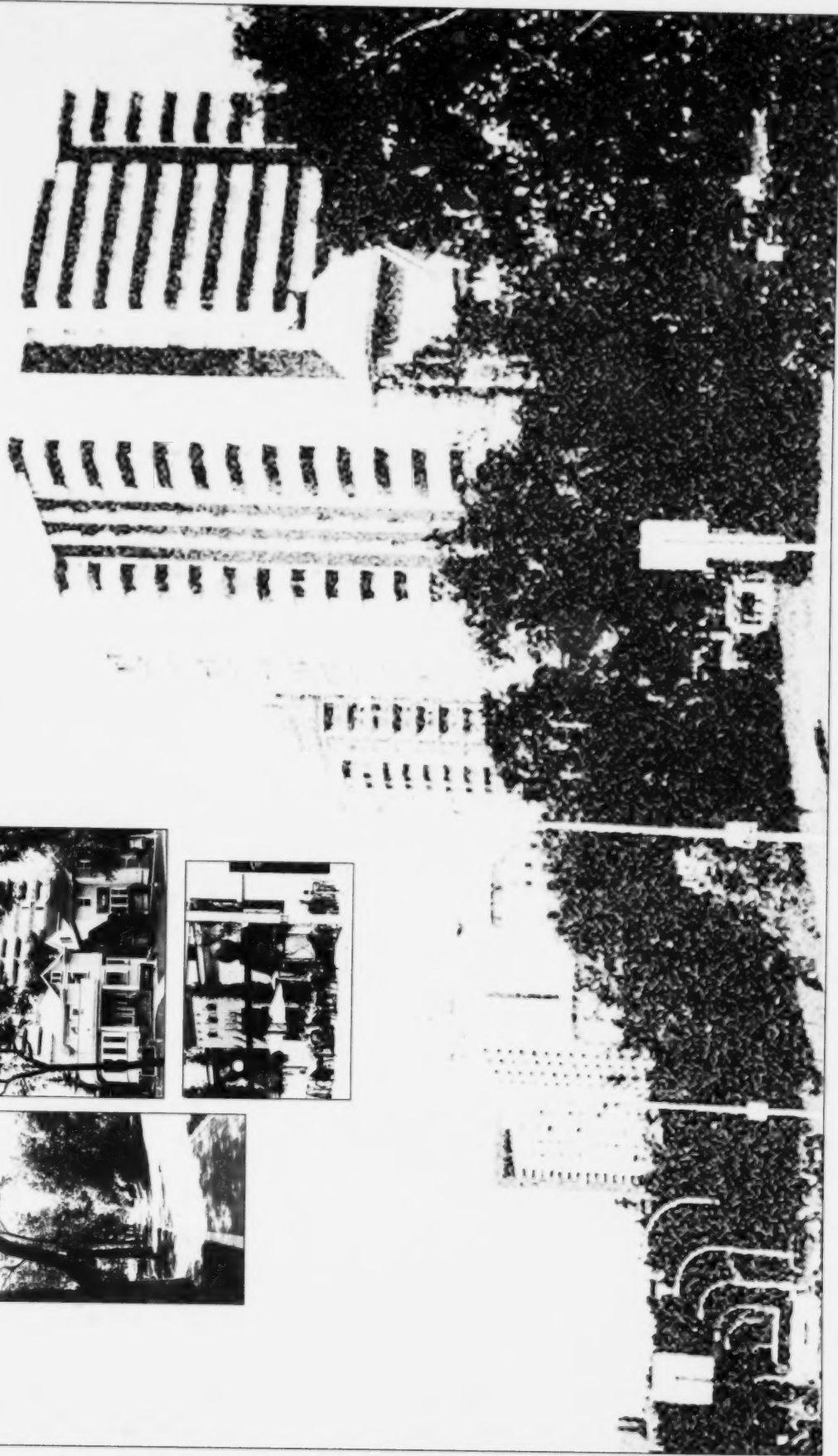
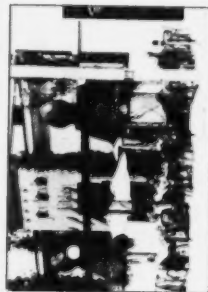


Area Redevelopment Plan

Bylaw 11618 (as amended)

Consolidated
July 2002

THE CITY OF
Edmonton
PLANNING AND
DEVELOPMENT



APPROVED,

As to Form:

CITY SOLICITOR

Bylaw No. 11618 (as amended)

Being a Bylaw to adopt the Oliver Area Redevelopment Plan
and to Repeal Bylaw 5999, as amended, being the Oliver Area Redevelopment Plan

WHEREAS City Council considers it appropriate to provide renewed planning policy to guide the future development of the Oliver neighbourhood; and

WHEREAS during the past decade, the lands bordering the Oliver neighbourhood have been subject to considerable change, in terms of land use and planning policy; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to pass an updated Area Redevelopment Plan Bylaw for Oliver;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, S.A. 1994, c. M-26.1, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The lands shown outlined on the map annexed hereto as Schedule "A" are hereby designated as a redevelopment area pursuant to Section 634(a) of the Municipal Government Act, S.A. 1994, c. M-26.1, for the purposes defined therein.
2. The Oliver Area Redevelopment Plan annexed hereto as Schedule "B" is hereby adopted as the Oliver Area Redevelopment Plan pursuant to Section 634(b) of the Municipal Government Act, S.A. 1994, c. M-26.1.

Bylaw 11618 (as amended) was adopted by Council in December 1997. In July 2002, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 11618.

Bylaw 11967 Approved July 1999 (text amendment)

Bylaw 12129 Approved September 1999 (alterations to Map 7)

Bylaw 12801 Approved May 2001

(alterations to Maps 6, 8, 9, 10, 11, 12, 13, 14, 21 and text amendment)

Bylaw 12925 Approved January 2002 (text amendment)

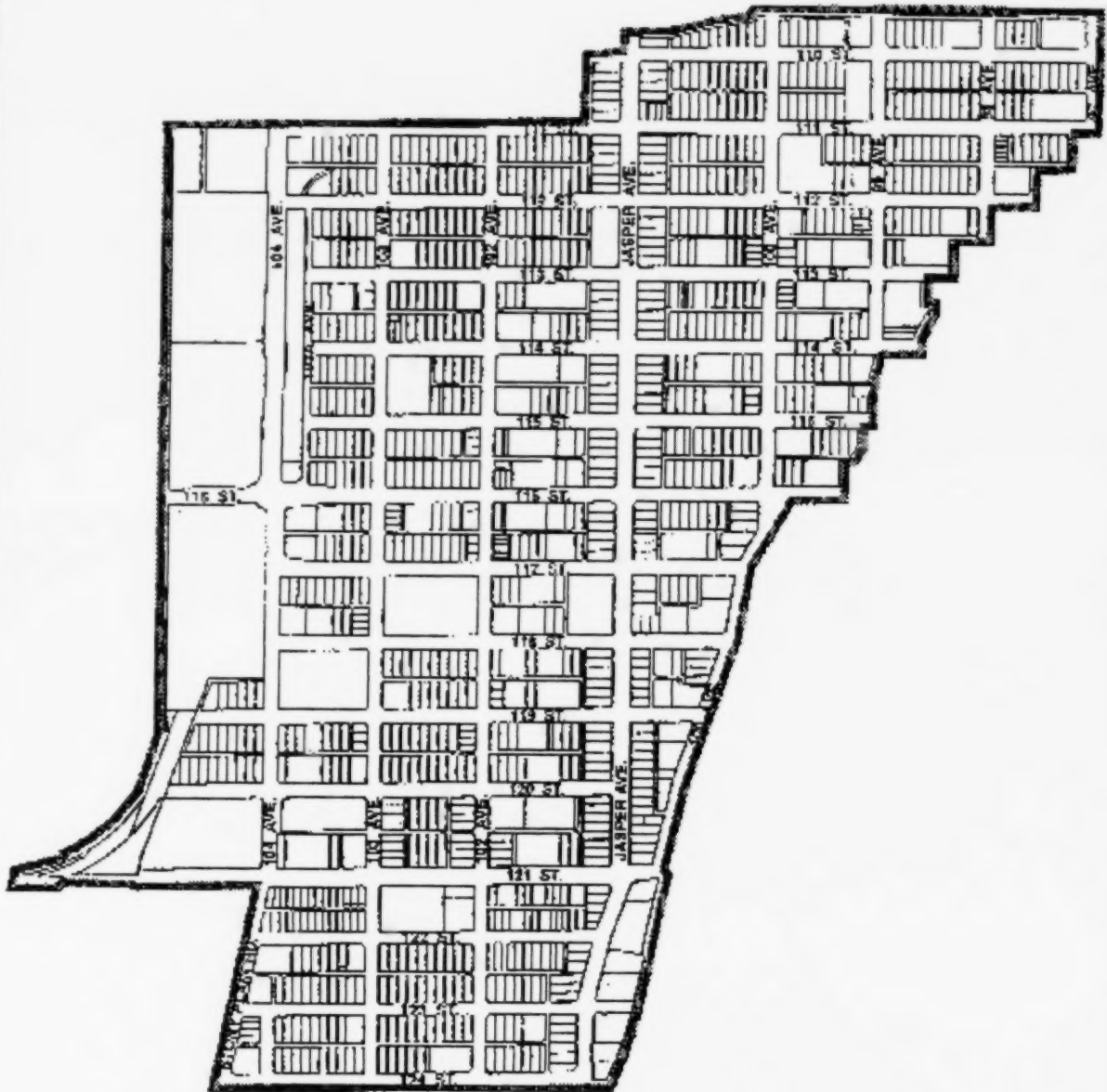
Editor's Note:

This is an office consolidation edition created in July 2002 for the Oliver Area Redevelopment Plan, Bylaw 11618, as adopted by City Council on December 9, 1997. This edition contains all subsequent amendments and additions up to Bylaw 12925. All reasonable attempts were made to accurately reflect the original Bylaws. This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the Office of the City Clerk.

City of Edmonton
Planning and Development Department



BYLAW 11518
OLIVER AREA REDEVELOPMENT PLAN



3. Bylaw No. 5999, as amended, which adopted the former the Oliver Area Redevelopment Plan is hereby repealed.

READ a first time this	25th	day of	November	, A.D. 1997;
READ a second time this	25th	day of	November	, A.D. 1997;
READ a third time this	9th	day of	December	, A.D. 1997;
SIGNED and PASSED this	9th	day of	December	, A.D. 1997.

THE CITY OF EDMONTON


D' MAYOR


A /CITY CLERK

Acknowledgments

The following list of acknowledgments recognizes the people who served as members of the Oliver ARP Review Steering Committee, and who have thus contributed to the development of the policies and regulations contained in the Plan and the Statutory Plan Overlay. Without the Steering Committee members' generous donation of their time and effort, the completion of this Plan would not have been possible.

- **Bernie Adler**, Residential Property Owner
- **Doug Agar**, Oliver Resident
- **Vicky Archer**, Canadian Condominium Institute
- **Emil Bezze**, Community of Oliver Group
- **Gurcharan Bhatia**, Commercial Property Representative
- **Greg Christenson**, Edmonton Home Builders Association
- **Cecil Hannah**, Commercial Property Representative
- **Leonard Klingbell**, Community of Oliver Group
- **Donn Larsen**, Commercial Property Owner
- **Colleen McCullough**, Oliver Community League
- **Reza Nasser**, Edmonton Home Builders Association
- **Michael Phair**, City Councillor
- **Susan Roberts**, Capital Health Authority
- **Mike Smith**, Community of Oliver Group
- **Hilda Sucre**, Oliver Community League
- **Jim Taylor**, City Councillor
- **Barry Wiedman**, Commercial Property Representative
- **Johanne Yakula**, S.P.A.R.E.

The Planning and Development Department and the Steering Committee would like to extend their appreciation to the managers of the following apartment buildings, schools and businesses for co-operating in the Plan review exercise by permitting the location of Oliver Plan Review public information displays within their respective premises:

- **West Edmonton Seniors Association**
(Edmonton General Hospital)
- **Jewish Seniors Drop In Centre**
- **St. Joachim's Seniors Home**
- **Canadian Western Bank**
- **Tegler Manor**
- **Oliver Elementary School**
- **Royal Bank**
- **Glenora Apartments**

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1.0 Introduction

The Municipal Government Act, 1994, empowers a municipality to develop and adopt an area redevelopment plan (ARP). An ARP is a statutory document adopted as a bylaw by City Council. It establishes and describes a comprehensive set of land use policies for an established community. The policies contained in an ARP must conform with the Municipal Development Plan (MDP). An ARP provides community groups and interests an opportunity to participate in the planning of development and the ultimate physical form of the neighbourhood. Also, an ARP provides a blueprint for the prioritization and allocation of funds for improvements to public facilities and infrastructure.

1.1 Context

The Oliver ARP area is located immediately to the west of the Downtown commercial core, adjacent to the north side of the North Saskatchewan River Valley (see Map 1). Oliver is one of Edmonton's oldest and most diverse neighbourhoods. Initially developed at the turn of the century, Oliver is home to some of Edmonton's oldest buildings, including the LeMarchand Mansion (1909) and the Buena Vista Block (1912). Also, the neighbourhood still contains significant agglomerations of its original low density housing stock.

With a population of over 15,000, Oliver is Edmonton's most populous neighbourhood. The neighbourhood is home to, or in close proximity to, a wide array of recreational, social and health services. In terms of forms of development, Oliver is the City's most diverse neighbourhood, possessing the entire range of housing forms, from single detached units to high rise apartment housing; and small scale, street-oriented commercial/retail strips to high rise office towers.

Since the approval of the original Oliver ARP in 1981, Oliver and its immediate environs have been subject to significant change, including:

- the removal of the CN and CP rail yards and the subsequent commercial development on part of these lands, including: Oliver Square (West and East) and Long Street; as well as, the more recent commercial development and anticipated residential construction to the east of Oliver on the CP Lands;
- the extension of the LRT system through Oliver and south of the North Saskatchewan River to the University of Alberta;
- the development of the Grant MacEwan Community College downtown campus; and
- the adoption of new planning strategies: CP Lands Master Plan (1992), Downtown ARP (1997) and Central McDougall/Queen Mary Park ARP (scheduled for Council review in early 1998).

It is due to these changes in the surrounding physical and regulatory environment, as well as economic and temporal factors, that the Oliver ARP has been reviewed and amended.

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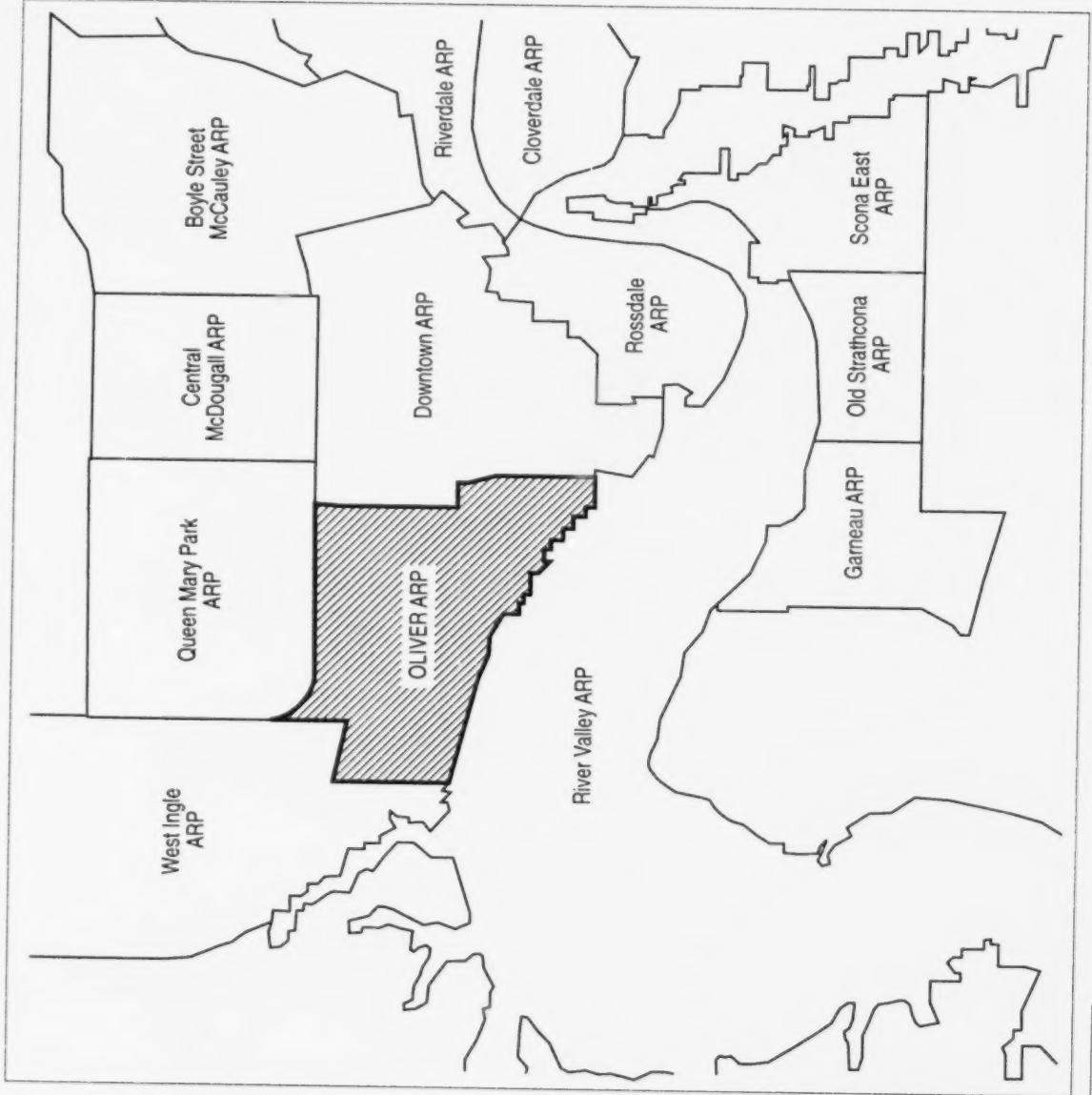
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Map 1

**Location of Oliver ARP
Area in Relation to
Other ARP Areas**



1.2 Plan Process

The Oliver ARP review was undertaken by the Planning and Development Department in conjunction with a volunteer Steering Committee comprised of Oliver residents, community groups active or with a special interest in the neighbourhood, neighbourhood property owners and business persons, and representatives of the development industry. The Steering Committee was formed by the Planning and Development Department after a series of presentations to a variety of interest groups during the summer of 1995.

Meetings of the ARP Review Steering Committee were held on a regular basis over approximately a two year period. At these meetings renewed policy directions to guide future land use development in Oliver were discussed and formulated. The draft policies were subsequently presented to the greater public for evaluation during a two day Open House hosted on February 28 and March 1, 1997; an information display presentation located at several senior citizen complexes and businesses located in Oliver, during March and April of 1997; and via an information pamphlet mailed to all Oliver residents, businesses and land owners in early February, 1997.

1.3 Key Changes in Policy Direction from the 1981 ARP

This planning document supersedes the original Oliver ARP, passed by City Council in September, 1981. Many of the policy directions of the original ARP have been retained; however, some changes in policy direction have been implemented and the geographical boundaries of the Plan area have been adjusted.

1.3.1 New Policy Directions

- 1) A recognition of new development trends and increased flexibility, in terms of development opportunities, including:
 - elimination of the requirement for residential/commercial mixed use developments on Jasper Avenue and the area north of 102 Avenue and east of 113 Street; and
 - provision of the opportunity to develop new medium density housing in the "Special Character Commercial Area", located north of Jasper Avenue and west of 121 Street.
- 2) An enhanced commitment to the retention of Oliver's diversity of housing forms by providing greater incentive for the retention of the significant number of older single detached homes. This will be achieved through expanding the area in which conversions of single detached homes to low impact commercial uses is allowed. Such conversions will have to comply with design guidelines that ensure the architectural appearance of the homes are not compromised.
- 3) Stronger support for the development of a high quality pedestrian oriented commercial corridor along Jasper Avenue.
- 4) Enhanced protection of the residential interior of the neighbourhood from incompatible land uses and high volumes of vehicular traffic.

1.3.2 Plan Boundary Changes

The boundaries of the 1981 Oliver ARP have been modified to include two major blocks of land to the north of 104 Avenue and to delete a narrow strip of land on the Plan area's eastern boundary (see Map 2).

Additions - Lands north of 104 Avenue, east of 111 Street, were within the boundaries of the former CN Lands ARP. Lands to the east of 111 Street were removed from the CN Lands ARP and were added to the Downtown ARP area in April, 1997, as part of the approval of the new Downtown ARP. Lands north of 104 Avenue, west of 111 Street, are being added to the Oliver ARP as this area was not located within the boundaries of an ARP, and thus lacked adequate policy direction to ensure that any future redevelopment is compatible with surrounding neighbourhoods.

Deletions - The only deletion of lands from the Oliver ARP boundaries is the former CP Rail right-of-way, extending from Jasper Avenue to 97 Avenue. The Plan boundary previously ran through the centre of the right of way. The boundary has been shifted to the west in order to include the entire right-of-way within the boundaries of the Downtown ARP, in order to facilitate the development of a comprehensive policy direction for the corridor.

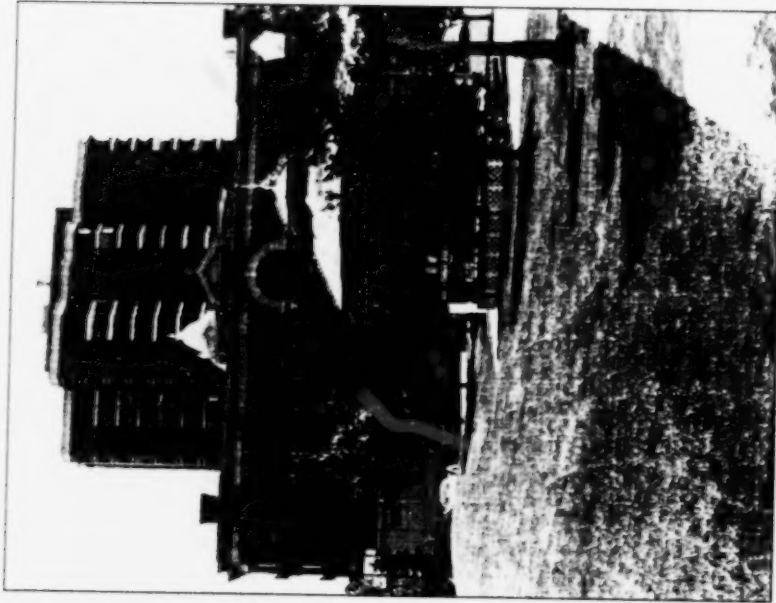
Map 2
Oliver ARP Boundary
Amendments

-  Added Area
-  Deleted Area



2.0 Plan Vision

The Oliver area acts as the major high density residential core of the City, supporting both of the City's major employment centres, the Downtown and the University area. Over the course of the next ten to fifteen years, Oliver will continue to evolve as the main location of higher density multi-unit housing in the City centre. Oliver will continue to contain an eclectic blend of housing, including family oriented units, and commercial uses, thereby enhancing the unique blend of uses and activities which defines the character of Oliver. The role of Jasper Avenue as a commercial area will be reinforced, with an increasing focus as a pedestrian oriented shopping and service commercial area linking 124 Street and Downtown Edmonton.



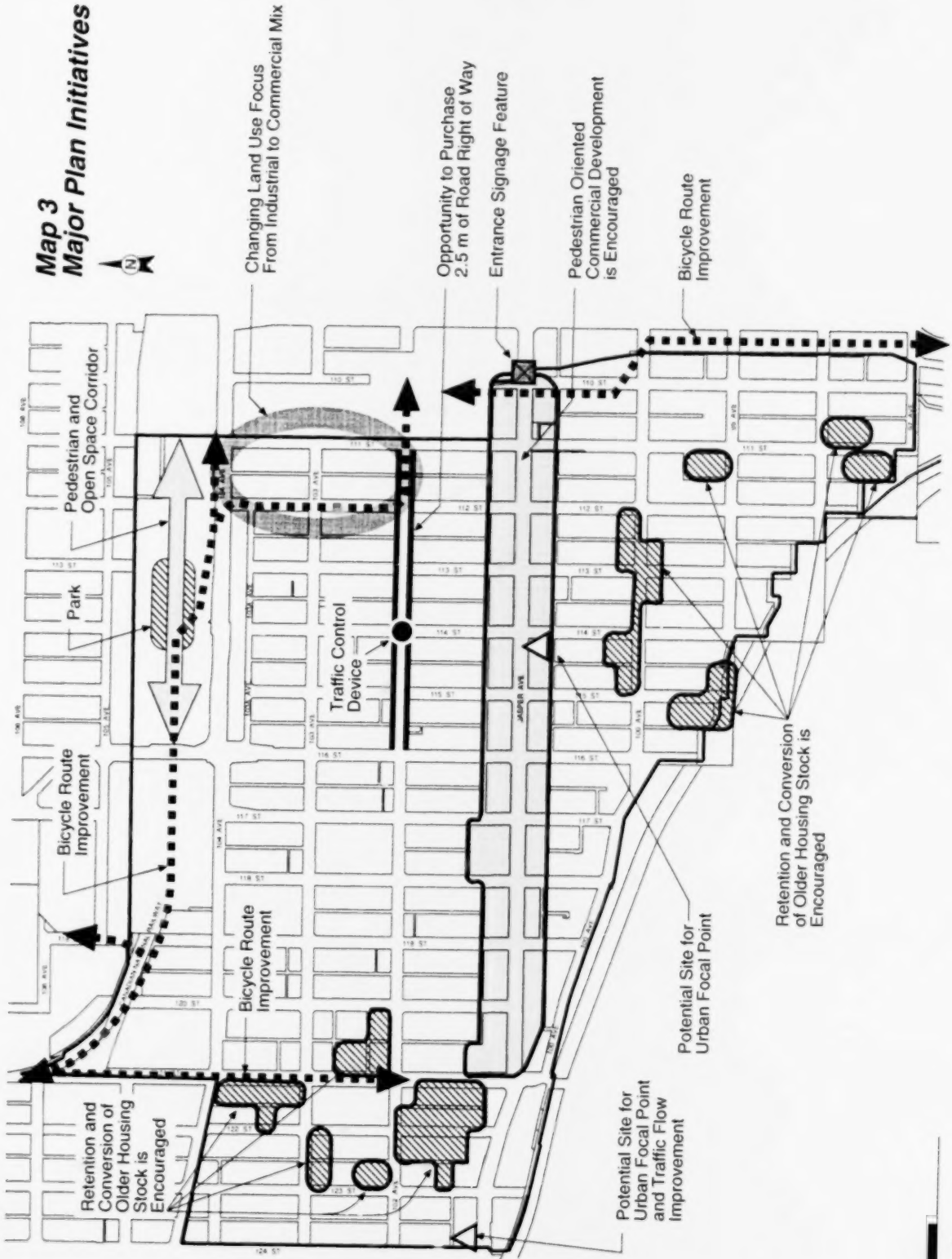
Oliver – a neighbourhood with many faces

3.0 Plan Objectives

- 3.1 To establish policies for directing the forms of development and achieving the outcomes stated in the Plan Vision, while allowing adequate flexibility to address a range of market conditions.
- 3.2 To promote a pattern of development that supports and builds on the existing character of Oliver, that being a blend of housing types and forms oriented towards a range of households, including families, and historically significant older housing stock used for residential uses or as conversions to low intensity commercial activities. The intent is to support the existing character of the area, and provide policies which will enhance this character and increase its appeal as a pedestrian oriented neighbourhood.
- 3.3 To provide direction to aid the evolution of the older quasi-industrial portions of Oliver to redevelopment of a range of commercial and residential uses.
- 3.4 To support and encourage the strengthening of the Jasper Avenue commercial strip as the major focus of retail and service commercial activity, particularly pedestrian-oriented activity, in the area. This may include forging links with the adjacent commercial areas of 124 Street and the Downtown.

- 3.5 To assist in the planning and development of physical and operational improvements to the Jasper Avenue business area, and to foster a cooperative relationship among residents, businesses, developers and property owners. Steps to achieve this objective may include streetscape improvements, the formation of a business revitalization zone and other initiatives.
- 3.6 To improve links between Oliver and adjacent communities and areas, particularly through pedestrian and bicycle connections, and by ensuring compatibility of planning policies within boundary areas.
- 3.7 To improve recreational opportunities within the community through continued upgrading of existing parks and open spaces within the area.
- 3.8 To encourage both public and private sector participation in the provision of recreational spaces, facilities and opportunities, so as to benefit residents and visitors alike.
- 3.9 To manage vehicular traffic circulation and parking in Oliver in order to minimize impacts on the residential interior of the neighbourhood.

Map 3 Major Plan Initiatives



4.0 Plan Format

The Plan divides Oliver into eight Sub Areas, as shown on Map 4. The boundaries of Sub Areas 1 through 6 remain unchanged from the 1981 Plan. Sub Areas 7 and 8 encompass the lands to the north of 104 Avenue that have been newly incorporated into the Oliver ARP area. Each Sub Area has unique characteristics and issues to be addressed. The Plan provides demographic and land use information and identifies the key issues of specific concern in each Sub Area. Policy direction is also organized on a Sub Area basis, and is intended to address the issues specific to the Sub Area, as well as, provide guidance for development and redevelopment within each Sub Area. The policy portion of the Plan document concludes with a section comprised of general policies which are intended to address issues that are neighbourhood-wide in scope.

Immediately following the policy section of the Plan, an Implementation Schedule is provided. The Schedule provides anticipated timelines for commencement, and identifies the organization or group responsible for undertaking the implementation of the policy initiatives.

The Plan concludes with the special land use districts being applied to the neighbourhood.



Map 4
Sub Area Boundaries



Map 5 Oliver Existing Land Use

Source: SELUS/LUMP September, 1997



- One Unit Dwelling
- Two Unit Dwelling
- Multi Unit Dwelling
- Apartment
- High Rise Apartment
- Other Residential
- Commercial
- Industrial/Utilities
- Transportation
- Open Space/Recreation
- Institutional Uses
- School
- Religious Assembly
- Other Institutional
- Vacant/Undeveloped

The City of Edmonton disclaims any liability for the use of this map.

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5.0 Sub Area 1

5.1 Location

The Sub Area is located in the western portion of the Oliver neighbourhood, bounded on the west by 124 Street, on the north by Stony Plain Road, on the east by 121 Street, and on the south by Jasper Avenue.

5.2 Characteristics

Sub Area 1 contains a mix of commercial and residential development. A total of 972 residential units are located in the Sub Area, the majority of which (71%) are in low rise apartment buildings, many of which date from the mid 1970s. There are also a significant number of older one and two unit houses (95) and high rise residential units (149) in the Sub Area. Of note, a few sites are occupied by fourplexes or row house style townhomes, whose development represents a more recent trend. The vast majority (96%) of the Sub Area's housing units, including the one and two unit houses, are renter occupied.

Sub Area 1 has two commercial strips, one along the north side of Jasper Avenue and the other along the east side of 124 Street. About 53% of the commercial properties are being used for office space. There are a number of professional offices, service commercial and health care activities operating in converted single detached houses located in the interior of the Sub Area.

The Sub Area also contains several public and institutional uses, including Paul Kane Park, two churches and the No. 22 Fire Hall. There are also several sites used for parking lots, primarily servicing the adjacent commercial and office activities along Jasper Avenue and 124 Street.

5.3 Demographic Profile

The original Oliver ARP contained demographic information collected in the 1979 civic census. A civic census was conducted annually in Edmonton until 1993. No civic census has been conducted since 1993; therefore, 1993 data is the most recent data available. In this Plan, comparative demographic information has been compiled using 1979 and 1993 civic census data, to illustrate changes in the Oliver community during the life of the previous Plan.

During the 1979 to 1993 time frame, the population of Sub Area 1 has grown approximately 10%, from 1,177 to 1,295 persons. The Sub Area's population is showing signs of maturing, with the age 20-29 cohort shrinking from about 50% to 32%. The 30-39 year cohort is the second largest, containing nearly 27% of the Sub Area's population. Seniors represent a relatively small percentage of residents, with only slightly over 10%; this is lower than the City-wide average of 13.5%.

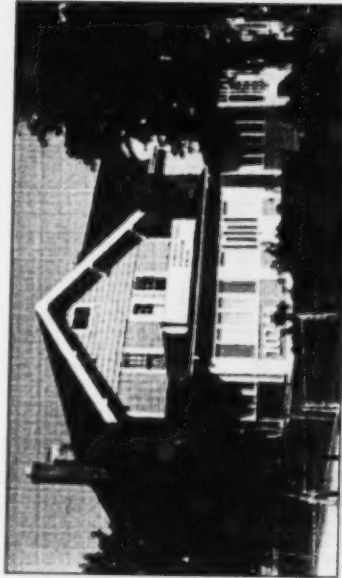
Although one and two person households continue to dominate in Sub Area 1, the relative proportion of single person households has increased from 58% (1979) to over 64% (1993), and has decreased from 36% to 23% for two person households. Mobility is down within the Sub Area (from 45% in 1979 having moved within the last year, to 37% in 1993).

5.4 Current Issues

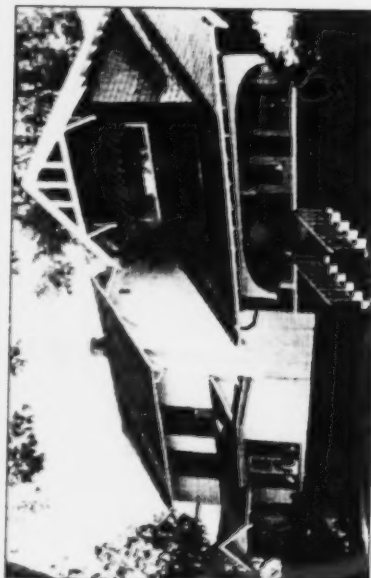
Sub Area 1 faces a number of issues which require resolution through the application of appropriate policies. These issues include:

- **Retention of Older Housing Stock** - this Sub Area contains several block faces of relatively uninterrupted groups of older houses dating from the early part of the century. Policies in the 1981 Oliver Area Redevelopment Plan supported the conversion of these dwellings to commercial uses, as a means of extending the viability of retaining these structures in the face of redevelopment pressures. Although a number of, in particular, the larger houses have been converted to commercial uses or offices, many remain as housing. There is a need to reinforce this policy approach to ensure that this older housing stock, which is representative of Oliver's architectural history, remains standing as long as structurally viable. Owners should be encouraged to ensure that the structural integrity of these buildings are preserved.
- **Potential for Redevelopment** - there are portions of the Sub Area in which new forms of redevelopment are appropriate. On vacant or underutilized sites, or on sites, where the existing structure is beyond restoration, multiple unit residential development may be considered. Such development should be limited to row housing forms, with individual access and street frontage for each unit. These row housing structures should be designed so that their form, scale and appearance mirrors the look of the older housing stock in the Sub Area.
- **Parking** - the two active commercial areas along the west and south fringes of this Sub Area create a demand for parking, both by customers and by employees. The geography of the surrounding area contains inherent restrictions to the west (Great Ravine) and to the south (the river valley). These physical restrictions to development focuses the pressure for commercially related parking to the interior of the Sub Area.

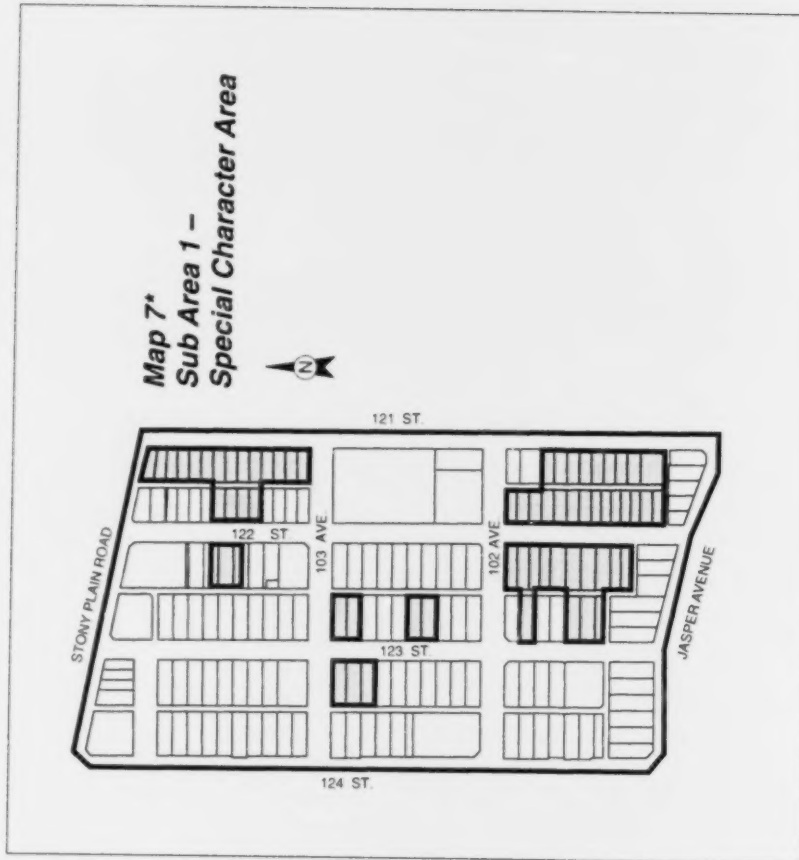
As a result, competition for on-street parking in the Sub Area has resulted in the need to implement parking restrictions, and has resulted in the demand for off-street parking lots. These lots can have negative impacts and represent an intrusion into the Sub Area unless properly screened and landscaped.



Low intensity commercial conversion



Single detached residences in Sub Area 1



* As amended by Bylaw 12129, September 1999

5.5 Policies

5.5.1 Land Use

1. The retention and reuse of the existing older housing stock in the Sub Area is encouraged. This area was identified in the 1981 Oliver ARP as a "Special Character Commercial" district. This area may simply be termed a "Special Character" area (See Map 7). In this area, a range of uses is appropriate in maximizing flexibility and making the reuse or reconditioning of these older structures economically viable. Such uses may include office, retail and service commercial enterprises, and may also include residential uses containing one or more dwelling units.
2. Commercial development within the Special Character area shall be confined to converted older housing. New commercial structures within the Special Character area shall not be allowed.
3. Demolition of any of the remaining older housing stock within the Special Character area is discouraged. While the City will not prevent demolition of these older structures, ideally such demolition should only occur when the building is demonstrably beyond economic recovery.
4. New development of any site within the Special Character area shall be limited to single detached housing, semi-detached housing, duplex housing or row housing structures which are designed to replicate or evoke the architecture of the older houses prevalent in the Sub Area, including pitched roofs, gables and dormers, front porches or verandahs and vertical window orientations. Design elements associated with modern architecture, including flat roofs and the use of anodized metal finishes shall be discouraged.
5. New low rise apartment development within the Special Character area shall not be allowed. Any use which is not a conversion of older housing stock shall comply with on-site parking and other general regulations of the Land Use Bylaw.

6. The integration of residential and commercial uses within the Special Character area shall include appropriate screening and landscaping techniques designed to reduce negative land use impacts caused by paved parking areas, lighting, signage and other normal features of commercial development.
7. Within the Special Character area, new row housing shall have individual street oriented, ground level entrances to every unit, and garages and driveways should be oriented towards rear lanes.
8. Redevelopment on other block faces within this Sub Area which are predominantly developed with low rise apartments may consist of any form of residential development, from single detached residential up to and including low rise apartments. Conversion of single detached structures on isolated lots within these block faces to commercial or office uses is acceptable provided that appropriate landscaping and screening is incorporated into the development to minimize negative impacts on adjacent residential developments.
9. Development along Jasper Avenue and along 124 Street in Sub Area 1 shall be of a low intensity, commercial nature. Retail and service commercial uses are encouraged. The design of new development containing such uses shall be street oriented, and foster pedestrian activity in the area. Building facades may be set back to accommodate outdoor seating areas along the sidewalk. Parking shall be located at the rear of buildings, and should be screened or edged in a manner which reduces negative visual impacts on residential uses located behind these commercial strips. Auto oriented commercial uses are discouraged in these areas.
10. The redistricting of single lot properties that abut 104 Avenue, to permit the development of small scale commercial activities, shall be considered on a site specific basis. Where such properties are adjacent to residential development, additional landscaping and screening measures

shall be required as a condition of approval in order to minimize any impacts that a proposed commercial development may be judged to have on the adjacent residential property.

5.5.2 Recreation

1. A small urban park space should be developed on an opportunity basis within the Sub Area. Notably, a vacant site at the northeast corner of the intersection of 124 Street and Jasper Avenue represents a high visibility location for such a use. Use of the corner of this site for smoothing the curve of Jasper Avenue onto 124 Street is also recommended. The Transportation and Streets Department is encouraged to pursue this roadway improvement, in a manner which will allow for the use of the remnant lands as an urban park space.
2. Opportunities for pedestrian seating areas along public sidewalks, as a component of private commercial development, will continue to be encouraged.

5.5.3 Parking

1. On-street parking in commercial areas should continue to be subject to controls which favour short term customer parking. Residential portions of the Sub Area should be subject to controls which discourage customer or employee parking for adjacent commercial areas, and which prioritize parking for residents and visitors.
2. Off-street accessory parking should be provided in accordance with the standards established in Section 66 of the Land Use Bylaw. Parking reductions may be considered in cases of commercial conversions of older housing stock, and for commercial strip areas, where the commercial activity is intended to serve local pedestrian traffic or is supportive of a pedestrian orientation within the area.
3. Off-street non-accessory parking may be allowed on vacant sites in the Sub Area, other than sites fronting on Jasper Avenue, subject to appropriate design treatments, including screening, fencing and/or landscaping, and asphalt surfacing.

6.0 Sub Area 2

6.1 Location

Sub Area 2 is located in the northern portion of the Oliver neighbourhood, bounded on the west by 121 Street, on the north by 104 Avenue (Stony Plain Road), on the east by the lane between 112 and 113 Streets, and on the south by 102 Avenue.

6.2 Characteristics

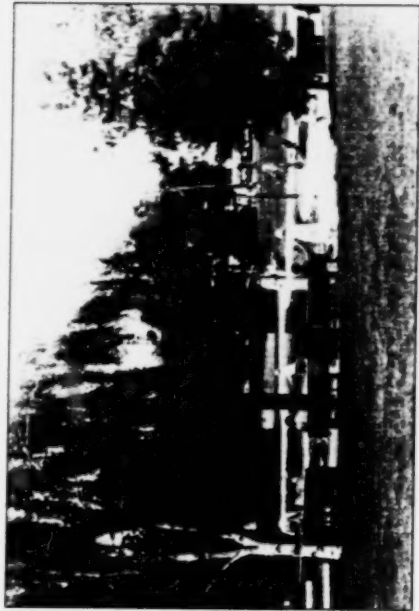
In Sub Area 2, approximately 84% of the total number of properties are in residential use. Low rise apartment housing dominates the Sub Area's housing stock, accounting for 1,867 (90%) of its 2,065 residential units. A small number of one and two unit houses (45) are also located in Sub Area 2. Residences in Sub Area 2 are overwhelmingly renter occupied (95%).

There is some commercial development in the Sub Area, primarily along 104 Avenue. Much of this is located in the "Long Street" development. There are also some scattered commercial uses along 104 Avenue and along 116 Street.

The Sub Area also contains a number of public amenities and institutional uses, including Oliver and Kitchener Parks, the Oliver School, St. John Elementary School, Oliver Arena, Oliver Community League Hall, Oliver Pool and a synagogue.

6.3 Demographic Profile

The total population figure has remained extremely stable from 1979 to 1993 at about 3,550 persons. Although total population has remained constant, the demographics have changed during this period. The 20 to 29 age cohort has decreased from nearly half the population in 1979, to only 31% in 1993. The age 30 to 39 cohort in



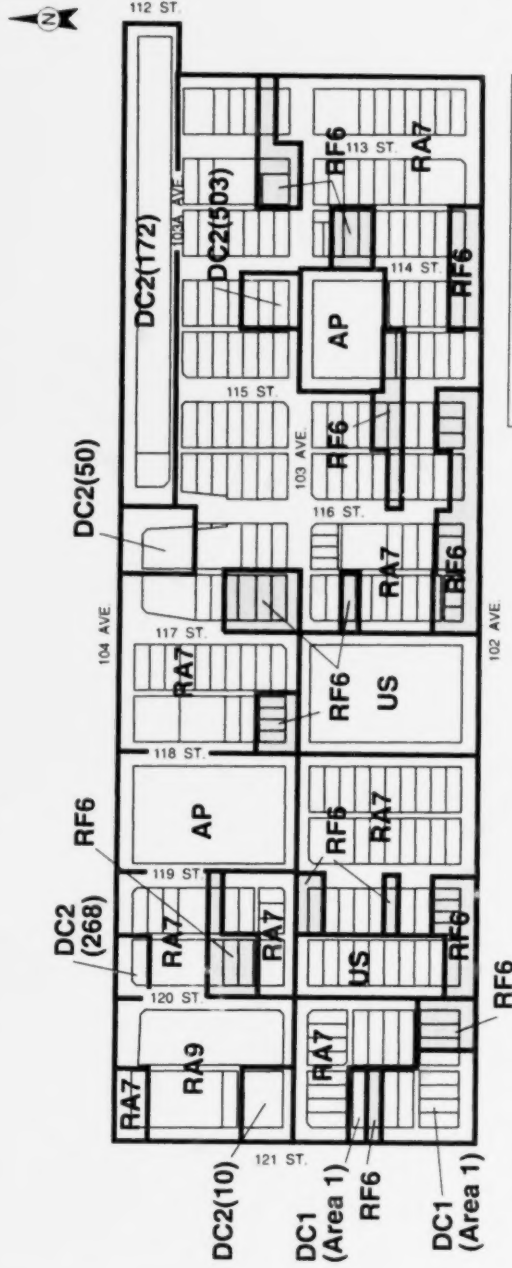
Oliver Community League Park

1993 was nearly 24%, which may indicate some aging in place of the population in this Sub Area.

In contrast, the seniors' population in the Sub Area in 1993 was higher than the City-wide average (7.7% and 9.8% respectively for the age 60 to 69 and age 70+ categories, compared to 7.1% and 6.4% for City-wide figures).

Post secondary students account for 8% of the population of the Sub Area. This statistic, combined with the fact that household composition has shown an increase in single person households (up from 53% in 1979, to over 60% in 1993), indicates that the new Grant MacEwan College, and LRT access from the Oliver area, have had an influence on the area as a source of student accommodation.

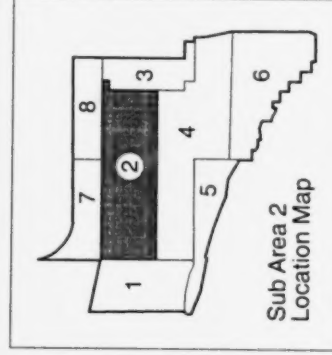
Mobility in the Sub Area has decreased since 1979, when nearly 44% of the population had moved within the previous year. In 1993, about 32% fell into this category.



Map 8*
Sub Area 2 - Zoning

- RF6 Medium Density Multiple Family
- RA7 Low Rise Apartment
- RA9 High Rise Apartment
- US Urban Service
- AP Public Parks
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions
- DC2 Zoning Overlay Provisions

* As amended by Bylaw 12801, May 2001



6.4 Current Issues

Sub Area 2, to a large degree, has been built out over the life of the former Oliver ARP, and therefore, there are few land use issues to resolve. The primary issue is to determine the appropriate direction of the future redevelopment potential of the remaining low density housing stock, and the few remaining underutilized sites. Specifically, the current RF6* districting needs to be examined to see if changes are necessary to accommodate preferred forms of redevelopment.

Complaints regarding non-resident traffic shortcutting along 102 Avenue have been recorded regularly during the life of the ARP. The Transportation and Streets Department has conducted a survey of traffic on 102 Avenue, and has determined that less than 20% of peak hour traffic is non-resident. The Department has also determined that both peak hour traffic and daily flows are within the range expected for a collector road. There may still be a role for minor traffic control changes which can address the issue of speeding traffic on 102 Avenue.

6.5 Policies

6.5.1 Land Use

1. Residential redevelopment within Sub Area 2 shall consist of a range of built forms, from single detached dwellings to low rise apartment structures. A variety of row housing forms are encouraged within this Sub Area, stressing the individuality of the units, which should have individual ground floor access, be street oriented and have garages and driveways oriented to rear lanes.

2. Commercial conversions of older housing stock shall be allowed, where such housing is isolated on one or two lots between apartment buildings or non-residential uses. Commercial activities may also be integrated within predominantly residential developments, as home based businesses, or as in the "office" concept. No other new wholly commercial uses shall be allowed to occur in the Sub Area through redevelopment of a site.
3. The Long Street development along 104 Avenue shall continue to be used for convenience commercial uses and a limited range of low intensity general business/office uses, oriented away from 103A Avenue. Automotive related uses developed on this site shall be restricted to the area west of 114 Street. The established architectural theme of Long Street shall continue to be reflected in any redevelopment within this site.
4. The restricting of single lot properties that abut 104 Avenue, to permit the development of small scale commercial activities, shall be considered on a site specific basis. Where such properties are adjacent to residential development, additional landscaping and screening measures shall be required as a condition of approval in order to minimize any impacts that a proposed commercial development may be judged to have on the adjacent residential property.

6.5.2 Recreation

1. Kitchener Park will continue to be upgraded through existing municipal maintenance programs. If supported by the community through the Neighbourhood Parks Development Program, specific changes and facilities can be implemented in the park. The Community Services Department is encouraged to assist residents in this area to identify and prioritize improvements and programming for the park. Based on input to date, it is recommended that the existing fencing and earth berms on the site remain in place.
2. It is recommended that the Oliver Community League be supported in the development of a recreational program for the community league site, such as an outdoor skating rink. Other minor landscaping improvements to the site, including seating and picnic tables, are recommended.
3. Public seating on city land should be developed at several locations within Sub Area 2:
 - 114 Street at 103 Avenue;
 - 120 Street at 103 Avenue; and
 - 103 Avenue near the community league site.
4. With regard to the former St. John School (Edmonton Academy) site on 120 Street, it is recommended that the Community Services Department negotiate with the current lessee of the site, with the objective of establishing a direction for recreation programming of a portion of the site, for adult oriented sport activities, in conjunction with the site resurfacing project currently proposed by the Community Services Department within its five year capital budget.
5. Boulevard sitting areas including benches, trees and planters should be developed in Sub Area 2.

6. As Oliver School represents an important community resource, which in addition to regular elementary school programming administers alternative educational programming for junior high school students, the City supports the School's request that the Provincial Government provide the funding required to modernize the building and improve the grounds.

Also, it is recommended that the Community Services Department continue to work with Oliver School in using the school facilities to meet the social, recreational and educational needs of the community; and that the Transportation and Streets Department work with the School to address student "drop-off" related traffic issues.

6.5.3 Roadways

1. To manage traffic and pedestrian conflicts at the intersection of 102 Avenue and 114 Street, it is proposed that the Transportation and Streets Department investigate options to alleviate the perceived conflicts at this location.
2. To ensure that the current width of the 102 Avenue is maintained, and that 102 Avenue is not widened in the future, based on its collector road status, it is proposed that the Land Management Branch of the Asset Management and Public Works Department make an offer to adjacent property owners along both sides of 102 Avenue, between 112 Street and 116 Street, for these owners to purchase of up to 2.5 metres of the adjacent 102 Avenue road right of way.

7.0 Sub Area 3

7.1 Location

Sub Area 3 is located in the northeastern portion of the Oliver neighbourhood, and is bounded on the west by the lane between 112 and 113 Streets, on the north by 104 Avenue, on the east generally by 111 Street and on the south by Jasper Avenue.

7.2 Characteristics

Sub Area 3 is characterized by a wide range of land uses. Commercial activities occupy about 55% of the total number of properties in Sub Area 3. There are a decreasing number of light industrial activities in Sub Area 3, covering about 16% of the total number of properties in the Sub Area. There are several restaurants and nightclubs, mixed with some industrial and retail commercial uses, as well as some apartment housing, several office buildings and a gym. There is also a significant amount of underutilized or vacant land, accounting for approximately 16% of the total number properties in the Sub Area.



Entertainment oriented commercial development on 112 Street

North of 102 Avenue, structures tend to be low rise, one or two storeys, while south of 102 Avenue, there are several larger buildings, including an eight storey and a ten storey office complexes, and a 19 storey apartment high rise along Jasper Avenue.

7.3 Demographic Profile

Sub Area 3 has been undergoing a steady evolution from an area of former industrial activity, to an area of mixed residential and commercial character. This is reflected in the total population figure, which although small, has nearly tripled from 1979 to 1993, jumping from 115 to 315 persons. It should be noted, however, that demographic data in Sub Area 3 may not represent significant trends due to the small sample size.

Despite the increase in the overall population, demographics in Sub Area 3 have remained relatively constant during this period. The 20 to 29 age cohort accounted for nearly half the population in 1979, and stood at 54% in 1993. In contrast, the seniors' population in the

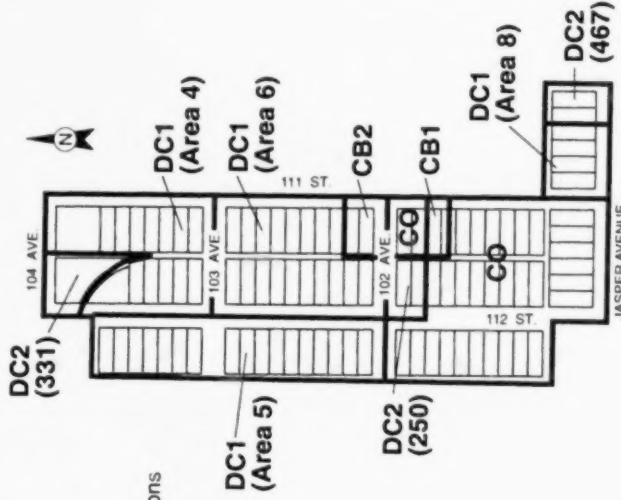
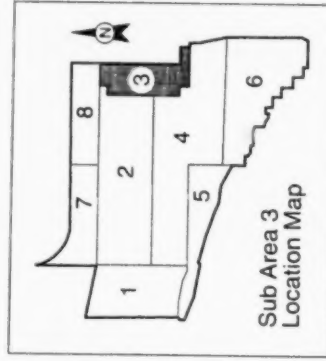
Sub Area in 1993 was lower than the City-wide average (4.8% and 3.2% respectively for the 60 to 69 years and 70+ years categories, compared to 7.1% and 6.4% for City-wide figures).

Post secondary students represent nearly 11% of the population of the Sub Area. This statistic, combined with the fact that household composition has shown a substantial increase in single person households (up from 51% in 1979, to over 60% in 1993), indicates that the new Grant MacEwan College and LRT access from the Oliver area have had an influence on the area as a source of student accommodation.

Map 9*

Sub Area 3 - Zoning

- CB1 Low Intensity Business
- CO Commercial Office
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions



* As amended by Bylaw 12801, May 2001

Mobility in the Sub Area has increased since 1979, when about 44% of the population of Sub Area 3 had moved within the previous year. In 1993, over 52% fell into this category.

7.4 Current Issues

Sub Area 3 has experienced a wide range of changes in the activities in surrounding lands, and these changes have affected, and will continue to affect, activities in this Sub Area. At the time the 1981 Oliver ARP was adopted by City Council, the Sub Area was bounded on the north and east by major rail yards and associated industrial activities. Since then, Grant MacEwan Community College has developed on the former CN yards to the north, as has the Oliver Square commercial development.

The commercial Long Street project has also been developed on former CP rail lands in Sub Area 2. The former CP yards to the east of the Sub Area are located within the boundaries of the Downtown ARP. These lands have been designated, through the CP Lands Master Plan component of that ARP, for high density housing, with some commercial activity allowed at ground level and along 104 Avenue. Some low intensity commercial activities have begun to develop in these former CP lands.

All of these recent changes have had, and will continue to have, significant impacts on Sub Area 3. The former industrial character of the area is fading with the removal of rail yard activities. Some underutilized or unused buildings have been demolished in recent years, leaving large vacant lots, particularly north of 102 Avenue. The northern portion of the Sub Area has been affected by these changes to the extent that there is now an opportunity to establish a new non-industrial character within the vicinity.

At the same time, it will be important to ensure that adjacent residential development to the west will not be adversely impacted by more intensive forms of development along 111 and 112 Streets.

There are also issues regarding traffic flows on 102 Avenue that affect Sub Areas 2 and 4 more directly, but for consistency also need to be addressed in this Sub Area.

7.5 Policies

7.5.1 Land Use

1. Land use policies for Sub Area 3 are structured within four smaller segments within the Sub Area, as follows:

- *The block between 111 and 112 Streets, and between 103 and 104 Avenues* - within this block, service commercial uses are encouraged, particularly restaurants. The orientation of these uses should be to serve the residential area of Oliver to the west (in Sub Area 2), the Grant MacEwan market a short distance to the northeast, Downtown workers and shoppers to the east, and over time, the emerging high density residential area on the former CP Rail lands immediately to the east, and medium density residential development on the former CN Lands immediately to the north.
- *The two blocks south of 103 Avenue, between 111 and 112 Streets, and extending along Jasper Avenue to 110 Street* - a wider range of commercial uses is acceptable, including business support and office uses. Also, the conversion of commercial buildings to residential uses will be considered on an individual basis.
- *The two block faces between 102 and 103A Avenues and*

on the west side of 112 Street - low rise, medium density apartment housing or low intensity business support or office commercial uses are encouraged. Vehicular access to required off-street parking for residential uses should be from the rear lane. Restaurant or service commercial activities are discouraged in this segment due to the potential for negative impacts on the residential uses across the lane to the west.

- *The block face south of 102 Avenue on the west side of 112 Street* - the existing land use pattern of high rise office and surface parking is expected to continue into the long term. Redevelopment of surface parking sites for commercial office uses is acceptable.

7.5.2 Recreation

1. New development or redevelopment within Sub Area 3 should incorporate open space, landscaping and amenity areas where possible, to foster passive and active recreation opportunities within an attractively landscaped setting.
2. Opportunities for pedestrian seating areas along public sidewalks, as a component of private commercial development, will continue to be encouraged. The provision of attractive seating areas within boulevards by the City will be pursued.

7.5.3 Roadways

1. No easterly extension of 102 or 103 Avenues east of 111 Street through to 109 Street will be allowed in future roadway plans.
2. Northbound and southbound traffic through Sub Area 3 will be encouraged to continue to use 112 Street, as a collector between Jasper and 104 Avenues.
3. To ensure that the current width of 102 Avenue is maintained, and that 102 Avenue is not widened in the future, based on its collector road status, it is proposed that the Land Management Branch of the Asset Management and Public Works Department make an offer to adjacent property owners along both sides of 102 Avenue, between 111 Street and 112 Street, for these owners to purchase up to 2.5 metres of the adjacent 102 Avenue road right-of-way.

7.5.4 Parking

1. The continued use of metering to control on-street parking is encouraged.

8.0 Sub Area 4

8.1 Location

Sub Area 4 runs east-west through the centre of the Oliver neighbourhood, and includes portions of the blocks abutting Jasper Avenue, from 111 Street to 121 Street.

8.2 Characteristics

Residential development occupies about 53% of the total number of properties in Sub Area 4. The Sub Area also has a significant amount of commercial properties (19% of the Sub Area total), most of which front onto Jasper Avenue. Parking areas account for nearly 14% of the total number of properties in Sub Area 4.

Housing in Sub Area 4 is dominated by high rise apartment developments, in which 2,277 (54%) of the 4,191 residential units in Sub Area 4 are located. There are also a significant number of low rise apartment units (796) and single detached residences (128). Most (86%) of the housing in Sub Area 4, including single detached residences, are renter occupied.

8.3 Demographic Profile

The total population of Sub Area 4 has shown modest growth, from 5,027 in 1979, to 5,535 in 1993, an increase of about 10%. As in other parts of the Oliver neighbourhood, the age 20 to 29 cohort has shrunk considerably since 1979, and as of 1993 stood at 28.7% of the population. This Sub Area seems less affected by student population than areas closer to Grant MacEwan College.

It should be noted that seniors now represent a significant proportion of the residents in Sub Area 4, with 9.6% of the

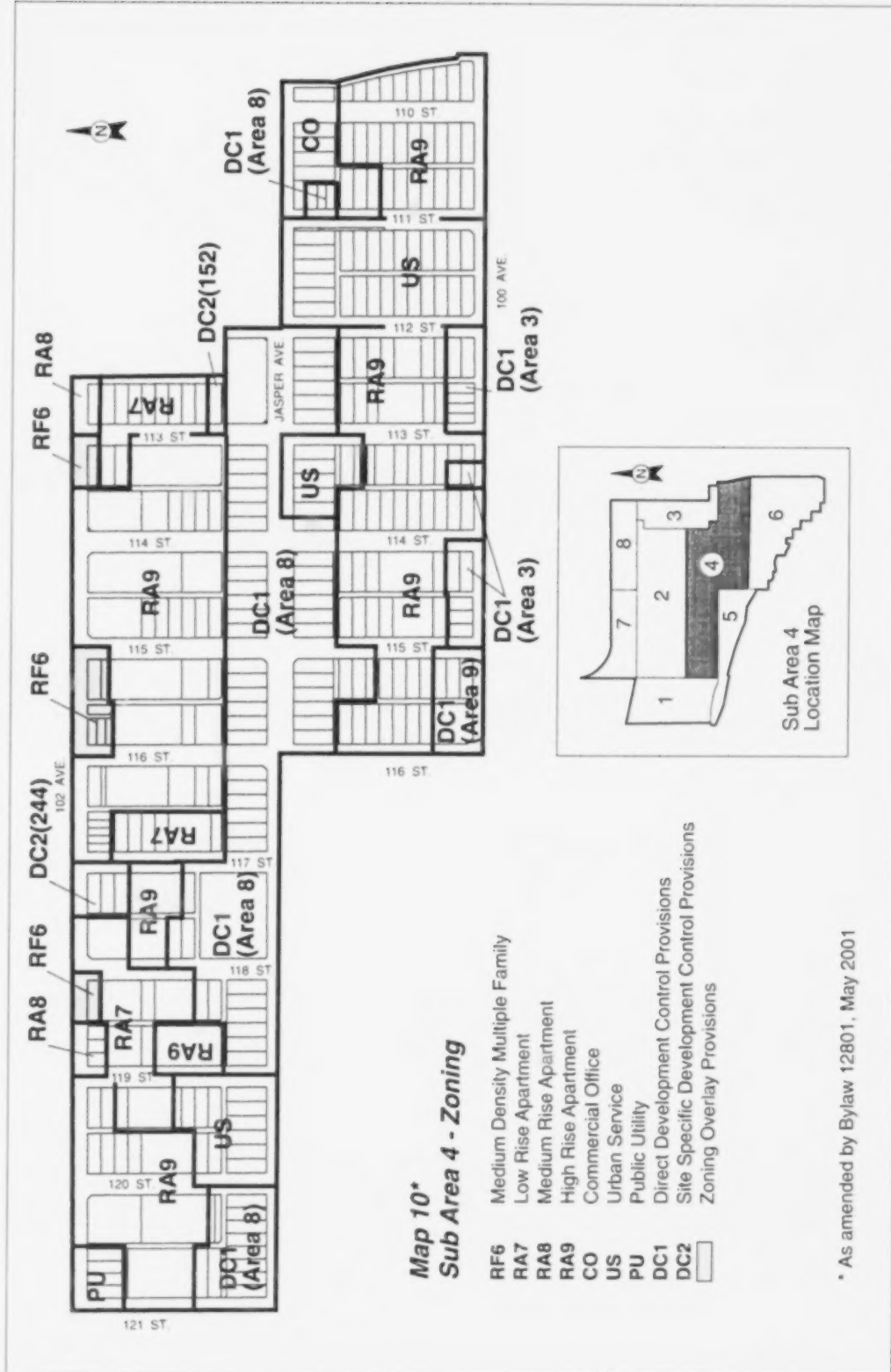


Edmonton General Hospital

population between 60 and 69 years (as compared to the city-wide average of 7.1%), and with 13.6% of the population in the 70+ group, more than twice the city-wide average of 6.4%. Fully 21% of the persons living here indicate they are retired.

One and two person households are the overwhelmingly prevalent household types in Sub Area 4. The percentage of single person households has risen from 55.9% in 1979 to 62.3% in 1993; two person households have declined slightly, from 35.5% to 31.3% of the total number of households during the same period.

Mobility has declined slightly within the Sub Area, with 1993 statistics showing that only 32.8% had moved within the last year; in 1979, this number was 35.5%. A significant proportion of the population in Sub Area 4 is established in the neighbourhood; over 25% had lived in the Sub Area for more than five years in 1993.



8.4 Current Issues

There are a number of issues which can be readily identified within Sub Area 4. These issues include both commercial and residential initiatives:

- **Viability of Commercial Development** - competition with other nearby commercial areas, such as Downtown Edmonton immediately to the east, and the 124 Street strip, including High Street, immediately to the west, means that there is a need for planning policy for the area to be designed to support and attract a range of commercial development.
- **Character of Commercial Development** - it is important to promote high quality commercial development which will attract pedestrian activity. This means that retail stores, restaurants and other similar high intensity commercial activities should be supported, and that commercial uses which cater to both local shopping needs, as well as outlets that attract city-wide clientele, should be encouraged. The long term role of auto-oriented uses, beyond those which currently exist along Jasper Avenue, needs to be examined, as these activities may tend to conflict with the pedestrian-oriented focus for the area.
- **Promotion of Successful Business Activity** - the development of a coordinated approach to marketing and strategic business planning is necessary to improve the economic success of this commercial strip. The formation of a business revitalization zone, or some similar initiative, may assist in this regard.
- **Urban Design** - certain aspects of urban design can either contribute to, or detract from, the appeal of the area for pedestrian traffic. Features such as outdoor



Pedestrian oriented commercial development on Jasper Avenue

patios along the sidewalk, and articulated building facades with interesting window and doorway treatments can be seen as positive elements, while parking areas separating storefronts from the sidewalk can be a negative influence. There is a need to encourage the integration of positive urban design features in order to increase the attractiveness of the area for pedestrian traffic.

- **Compatibility of Residential and Commercial Development** - the proximity of commercial land uses to the adjacent high rise residential development has the potential to create conflicts in terms of noise, fumes, lighting and other undesirable impacts. There is a need to ensure that design measures which mitigate these impacts are included in new development or redevelopment within this Sub Area.
- **Future of the Edmonton General Hospital site** - the size and prominence of this former hospital, and its location along Jasper Avenue, make the future use or redevelopment of this site a critical issue within the Oliver neighbourhood.

Evaluations are being conducted by the operators of the hospital, in conjunction with the Provincial government, to determine future potential uses for the existing complex. Ideas include use as a geriatric hospice, and apartments and commercial development. No decisions have yet been made, and CHA funding will play a critical role in future scenarios.

- **Traffic Short Cutting** - complaints regarding the shortcutting of non-resident traffic along 102 Avenue have been recorded regularly during the life of the ARP. The Transportation and Streets Department has conducted a survey of traffic on 102 Avenue, and has determined that less than 20% of peak hour traffic is non-resident. The Department has also determined that both peak hour traffic and daily flows are within the range expected for a collector road. There may still be a role for minor traffic control changes which can address the issue of speeding traffic on 102 Avenue.

8.5 Policies

8.5.1 Land Use

1. Redevelopment of properties within the Sub Area that do not have frontage on Jasper Avenue shall be for high density residential uses contained in medium to high rise built forms, with vehicular access to required off-street parking from the rear lane. Future developments may contain a limited amount of convenience or service commercial activity on the ground floor, provided these uses are of a scale and nature to serve the immediate development. High rise development should be designed in a manner to minimize negative sun shadow impacts on adjacent or nearby development.

The exception to this policy is that the remaining older housing stock, particularly along 100 Avenue, should be retained where structurally viable. Commercial or office conversions of these older structures, or reuse for one or more residential dwelling units, is encouraged. Land use districting shall be modified to promote retention of these structures.

2. Lands immediately adjacent to Jasper Avenue shall be developed for a broad range of general retail, service commercial and business support services, oriented to both local and regional shoppers. Residential uses on upper storeys is allowed but not required. Uses which support high pedestrian levels and usage are encouraged. Auto oriented uses, and residential uses, beyond those which presently exist, are discouraged.
3. Design of any redevelopment along Jasper Avenue should include provisions for outdoor seating and assembly, should provide strong visual interest at ground floor levels, and should orient parking and loading to the rear of the building, to be accessed from the rear lane. Developments should have articulated facades to heighten visual interest, and avoid long monolithic facades. Intensive use of display windows and doors is encouraged, and blank walls are discouraged. Design measures must be included to reduce negative impacts such as noise, light, odours and negative visual elements on the residential area north of the lane. The development of non-accessory parking fronting directly on Jasper Avenue is discouraged.
4. Reuse or redevelopment of the Edmonton General Hospital site for a mix of residential, commercial and institutional uses is supported by this Plan. If the existing structure is to be substantially renovated, expanded or replaced, it is

recommended that commercial uses be placed on the portion of the site closest to Jasper Avenue, with other land uses located further south on the site. Alternately, a small park site along the Jasper Avenue frontage of the site would be encouraged, in conjunction with substantial site redevelopment.

8.5.2 Recreation

- I. One or more small urban park spaces may be developed at various locations along Jasper Avenue, to create congregation spaces and focal points for social activities. There are presently several vacant sites along Jasper Avenue, which may be used to fulfill this objective. In particular, the areas near 124 Street and 114 Street should be considered as prime locations for this initiative. Any specific proposal would require the support and involvement of the Community Services Department, as well as the support and involvement of the local corporate sector for acquisition and development funding.

8.5.3 Roadways

- I. To manage traffic and pedestrian conflicts at the intersection of 102 Avenue and 114 Street, it is proposed that the Transportation and Streets Department investigate options to alleviate the perceived conflicts at this location.

2. To ensure that the current width of 102 Avenue is maintained, and that 102 Avenue is not widened in the future, based on its collector road status, it is proposed that the Land Management Branch of the Asset Management and Public Works Department make an offer to adjacent property owners along both sides of 102 Avenue, between 112 Street and 116 Street, for these owners to purchase of up to 2.5 metres of the adjacent 102 Avenue road right-of-way.

3. The concept of a local shuttle bus serving the Jasper Avenue and 124 Street strips, as well as the Oliver Square development, operated by Edmonton Transit, is encouraged.

4. The policy of the former Oliver ARP to develop a program of street landscaping and boulevard treatments along Jasper Avenue is reaffirmed. The Planning and Development Department is committed to assisting affected property owners and businesses in coordinating their efforts, if they so desire, to find additional streetscape improvements over and above those basic improvements to be undertaken on Jasper Avenue, between 109 and 123 Streets, by the Transportation and Streets Department scheduled for 2000.

8.5.4 Parking

- I. The continued use of metered parking to ensure available short term parking for business patrons and shoppers is encouraged.

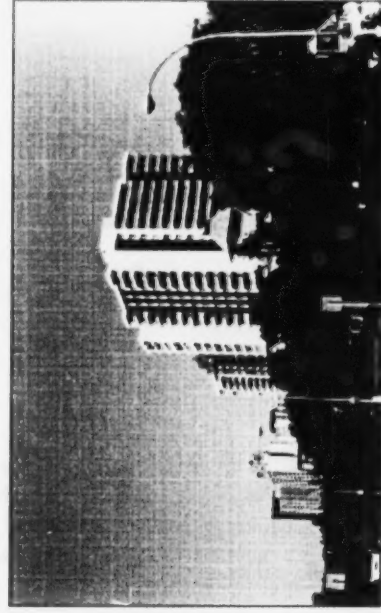
9.0 Sub Area 5

9.1 Location

Sub Area 5 includes all the land south of Jasper Avenue and west of 116 Street, within the Oliver neighbourhood.

9.2 Characteristics

Land use in Sub Area 5 is dominated by high rise residential development, with approximately 15 buildings over ten storeys in height, which take advantage of the River Valley vista afforded from Sub Area 5. About 76% of the 1,654 residential units in Sub Area 5 are found in high rise buildings. Sub Area 5 has the highest proportion of owner occupied residential units in the Oliver neighbourhood, at 39% of the total number of units. There is also some commercial development along Jasper Avenue between 116 and 118 Streets. The Sub Area contains Grant Notley Park and Victoria Promenade.



Highrise residential development located along the River Valley

9.3 Demographic Profile

The total population of Sub Area 5 has grown by 7.6% since 1979, from 1,993 persons to 2,145 persons in the 1993 census. The Sub Area is overwhelmingly composed of one or two adult households (97.2% of all households). Of persons living in this Sub Area, 43.4% are retired. There are very few children or students residing in the Sub Area.

These statistics reflect the probable demographics for predominantly luxury high rise development with relatively few rental units. The large percentage of seniors in Sub Area 5 (15.2% between 60 and 69 years, and 31.9% over 70 years) is well above the city-wide average of 7.1% and 6.4% respectively for these groups.

Mobility within Sub Area 5, although lower than in other parts of Oliver, is on the increase, rising from 16.4% who had moved the previous year in 1979, to 25.9% in 1993.

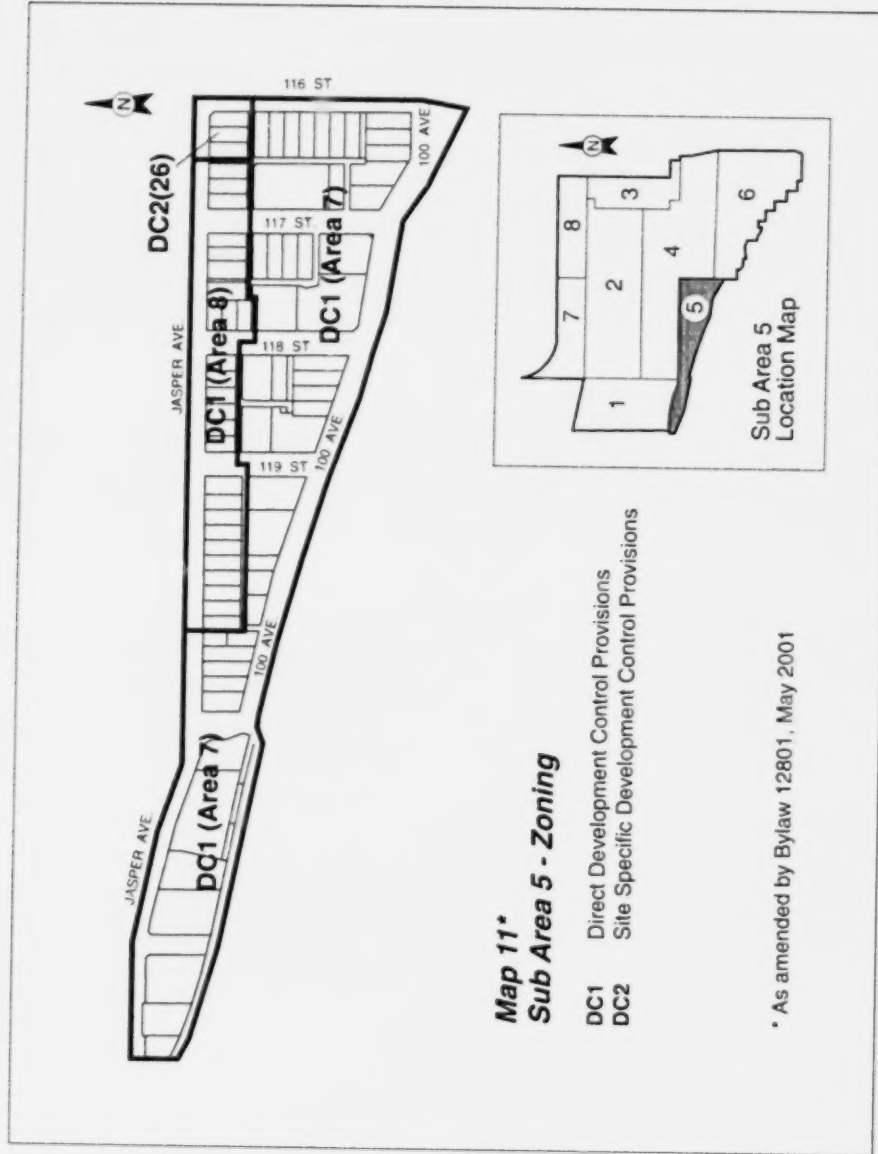
9.4 Current Issues

As this Sub Area is virtually built out to an end state of high rise development, there are few future development issues. There has been some conflict between long term residential development and newer restaurant development, in terms of noise from restaurant parking and outdoor patio areas. There is a need to address such concerns, while recognizing the importance of this form of commercial development to the area.

9.5 Policies

9.5.1 Land Use

- I. Land use in Sub Area 5, excluding the area directly adjacent to Jasper Avenue from 116 to 120 Streets, shall be predominantly



high density residential, located in medium to high rise built forms. The exception to this policy is that the remaining older housing stock should be retained. Commercial or office conversions of these older structures, or reuse for one or more residential dwelling units, is encouraged.

2. The lands directly adjacent to Jasper Avenue, from 116 to 120 Streets, may be developed for mixed use high rise buildings. Vehicular access to required off-street parking shall be from the rear lane. The high rise residential component of these buildings is optional, but uses at grade shall consist of general retail, service commercial or business support uses, oriented to both local and regional shoppers. Uses which support high pedestrian levels and usage are encouraged. Auto oriented uses, beyond those which presently exist, are discouraged. Design measures must be included to reduce negative impacts such as noise, light, odours and negative visual elements on the residential area south of the lane.

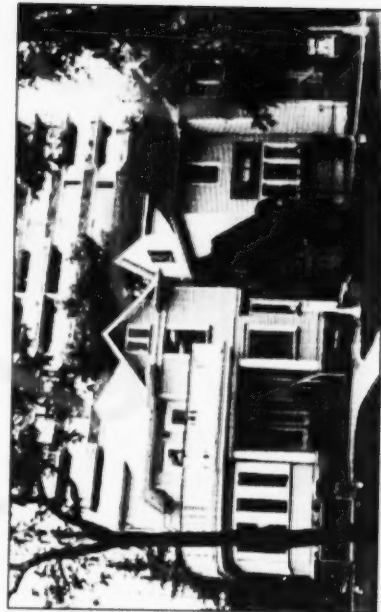
3. Design of any redevelopment along Jasper Avenue should include provisions for outdoor seating and assembly, should provide strong visual interest at ground floor levels, and should orient parking and loading to the rear of the building, to be accessed from the rear lane. Commercial developments should have articulated facades to heighten visual interest, and avoid long monolithic facades. Intensive use of display windows and doors is encouraged, and blank walls are discouraged.

9.5.2 Recreation

1. Conversion of lanes to passive recreational or ornamental areas is acceptable where it does not unduly interfere with local traffic circulation and vehicular access to buildings.

9.5.3 Roadways

1. Due to the perception of speeding traffic by area residents, traffic speeds along 100 Avenue will continue to be monitored on an intermittent basis by the Transportation and Streets Department, and if necessary, traffic controls may be introduced to limit speeding in this area, and to ensure safe pedestrian crossing of 100 Avenue. Improvements to the location and number of pedestrian/bicycle crossings of 100 Avenue will be reviewed by the Transportation and Streets Department.
2. The policy of the former Oliver ARP to develop a program of street landscaping and boulevard treatments along Jasper Avenue is reaffirmed. The Planning and Development Department is committed to assisting affected property owners and businesses in coordinating their efforts, if they so desire, to find additional streetscape improvements over and above those basic improvements to be undertaken on Jasper Avenue, between 109 and 123 Streets, by the Transportation and Streets Department scheduled for 2000.



Architecturally significant low density structures on 100 Avenue

10.0 Sub Area 6

10.1 Location

This Sub Area occupies all of that portion of the Oliver neighbourhood located south of 100 Avenue and east of 116 Street.

10.2 Characteristics

Sub Area 6 is primarily a residential area; approximately 70% of the total number of properties in this Sub Area are developed for residential use. About 70% of the 3,218 housing units in Sub Area 6 are located in high rise residential developments. Of note, Sub Area 6 also has a significant number of one and two unit houses (82). Only about 7% of the total number of properties in the Sub Area are used for commercial purposes.

The Sub Area contains Grandin School, Ezio Farone Park and Grandin Park, two churches and various parking structures or lots. There are also two office buildings, including the historic LeMarchand Mansion. Sub Area 6 also contains some vital transportation links to the South Side, via access routes to the High Level Bridge, as well as the Grandin LRT Station, and to the Downtown via 99 and 100 Avenues.

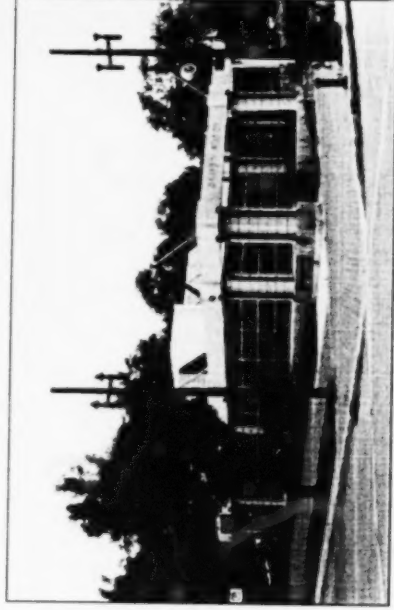
10.3 Demographic Profile

The total population for Sub Area 6 has grown significantly in recent years, due to the development through the 1980s of several medium and high rise apartment buildings. The total population has risen from 2,386 in 1979, to 3,300 by 1993, an increase of 38%.

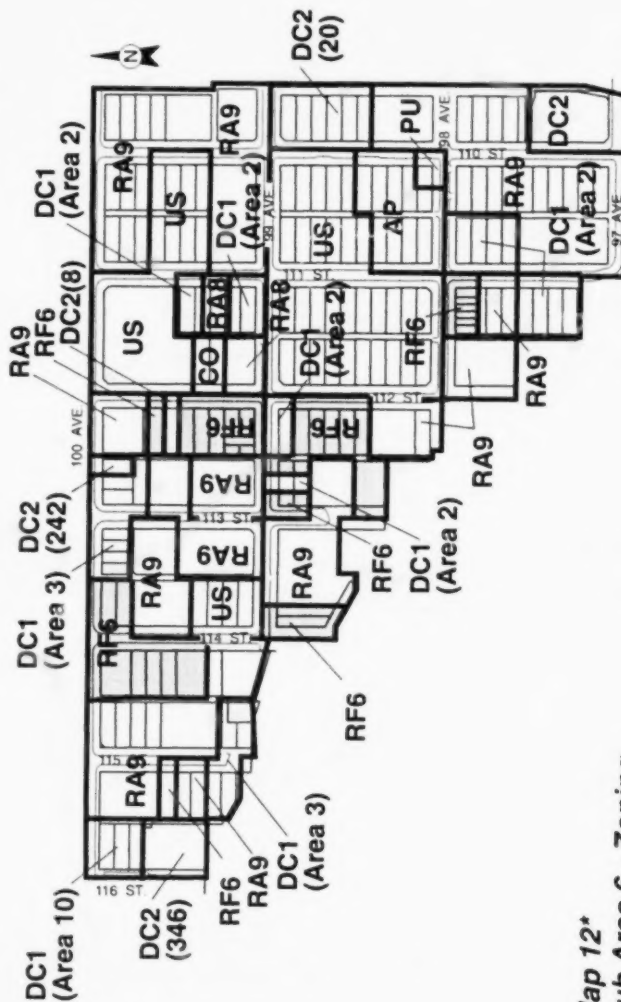
Of this 1993 total, population is quite equally distributed among all age cohorts, from 20 up to the 70+ categories. This demonstrates that the Sub Area appeals to a broad spectrum of the population, probably due to its proximity to activity and employment nodes such as the Downtown and the University of Alberta, convenient transportation, and close access to river valley activities. There are very few children in Sub Area 6 (3.2% of total residents), and the local school, Grandin School, has a French immersion curriculum that attracts students from across the City.

As in other parts of Oliver, household size is generally one or two persons (63.4% and 31.7% respectively). Although 27.5% of the population is retired, another 53% have full time employment, again underlining the importance of the Sub Area as a convenient residential location for singles or couples working in Downtown Edmonton.

The 1993 census indicates that mobility in the Sub Area is relatively modest for an area with a preponderance of apartment development, with only 24% of the population having moved in the previous year.

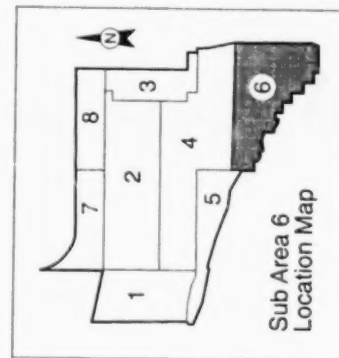


Grandin LRT station



Map 12*
Sub Area 6 - Zoning

- RF6 Medium Density Multiple Family
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- CO Commercial Office
- US Urban Service
- PU Public Utility
- AP Public Parks
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions
- RF6 Zoning Overlay Provisions



* As amended by Bylaw 12801, May 2001

10.4 Current Issues

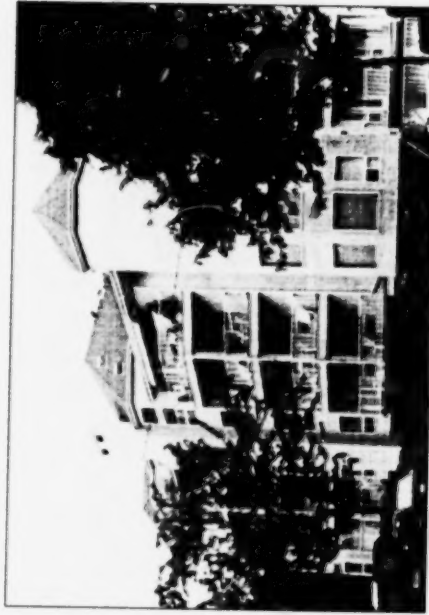
There are several issues affecting Sub Area 6 which require consideration through planning policies. These include:

- **Density and the amount of future high rise redevelopment** - The 1981 Oliver ARP deliberately took the approach of downzoning a number of parcels in this Sub Area which had high rise redevelopment potential. The intent was to limit densities and the intensity of development in the area to the levels existing at that time, and to preserve views and sunlight exposure for underdeveloped sites. Development since that time has utilized some innovative methods of low rise redevelopment forms. There is a need to continue this approach, although to some degree, market forces have not been favourable to high rise development.

- **Preservation and reuse of historical structures** - after Sub Area 1, Sub Area 6 has the largest remaining concentration of older housing stock in the Oliver neighbourhood. Many of these structures have been converted to apartments, while others have been restored and refitted to accommodate commercial or office activities, particularly along 100 Avenue. There is a need to examine approaches which will encourage the continuing use and upgrading of these older structures which represent an important piece of Edmonton's history.

- **Top of bank development** - the potential redevelopment of the few remaining top of bank sites in Sub Area 6 is an issue. There is a need to ensure that these sites are redeveloped in a manner which allows some views and sunlight to penetrate to the north, and which integrates sympathetically with the river valley below.

- **Insufficient On-Street Parking** - this has been raised as an issue in the portion of the Sub Area east of 112 Street. The proximity of this area to the Downtown has made it a popular location for Downtown employees to park for free. Parking restrictions may free up the streets in this area for residents, visitors and those with business in the immediate area.



New apartment development in Sub Area 6

10.5 Policies

10.5.1 Land Use

1. Land use policies for Sub Area 6 are structured within two smaller segments within the Sub Area, as follows:
 - *Redevelopment of vacant or underutilized sites in Sub Area 6 east of 112 Street* shall be generally limited to row housing, stacked row housing or low rise apartment development (up to four storeys). Building heights are to be limited to four storeys in order to preserve sunlight penetration. There are a few remaining sites located near the top of bank which will retain their RA9* districting, as these sites are surrounded by existing high rise development on adjacent sites. Development of these sites should creatively incorporate designs which allow for maximum sunlight penetration for sites located to the north.

- *Redevelopment of vacant or underutilized sites in Sub Area 6 west of 112 Street* shall be limited to row housing or stacked row housing. Such development should provide ground level access to each unit, all units should be street oriented, and vehicular access to required off-street parking shall be from the rear lane.

2. Commercial conversions of older housing stock is encouraged, where such housing is isolated on one or two lots between apartment buildings or non-residential uses. Commercial activities may also be integrated within predominantly residential developments, as home based businesses or as in the "hoffice" concept. No other new wholly commercial uses shall be allowed to occur in the Sub Area through redevelopment of a site.
3. If the Eric Cormack site is supplused by the provincial government and becomes available for redevelopment, such redevelopment should conform to the policies of this Sub Area.

10.5.2 Roadways

1. The Transportation and Streets Department shall construct a paved sidewalk on the west side of 111 Street to Ezio Farone Park.

10.5.3 Parking

1. The Transportation and Streets Department is encouraged to investigate the feasibility of implementing restrictions of on-street parking in the portion of Sub Area 6 east of 112 Street. These controls should be designed to discourage on-street parking by employees working in the Downtown area, located immediately to the east of the Oliver Area. If deemed appropriate by the Transportation and Streets Department, the areas now subject to weekday parking restrictions for non-residents may be extended.

11.0 Sub Area 7

11.1 Location

This Sub Area is located north of 104 Avenue, between 116 and 121 Streets, and south of the alignment of the former CN Rail tracks, which now forms part of the border of the Queen Mary Park Area Redevelopment Plan to the north.

11.2 Characteristics

Sub Area 7 is predominantly utilized for commercial purposes, most notably Oliver Square West and Crosstown Motors. The Sub Area is occupied to a lesser degree with industrial activities (the Molson's brewery). Approximately 18% of the Sub Area (1.9 ha) is still undeveloped.

11.3 Demographic Profile

Sub Area 7 has no residential component.

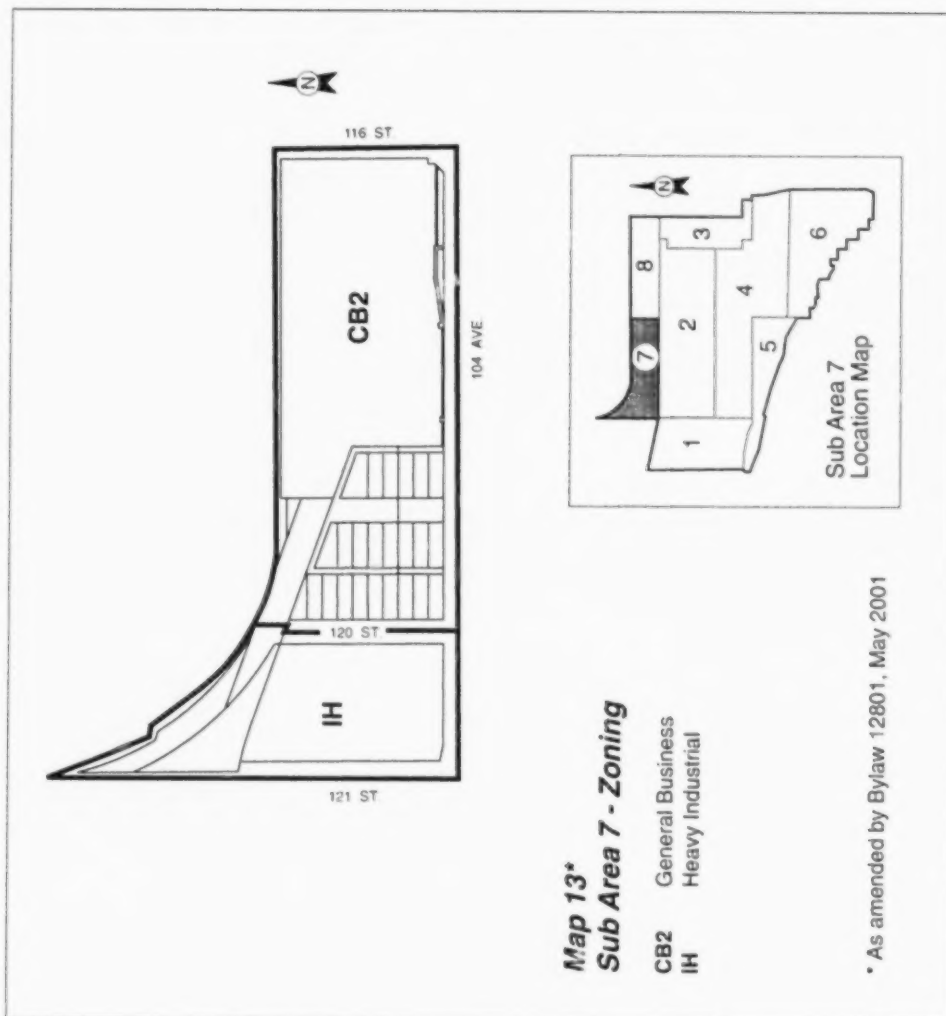
11.4 Current Issues

There are several issues to be resolved in this Sub Area, although future land use is not a critical issue, as the majority of the existing land uses are expected to continue as long term activities. The principal issues to be resolved in this Sub Area are:

- **Boundary Adjustment** - Sub Area 7 did not form part of the original Oliver neighbourhood or the original ARP, which was approved in 1981. Approval of subsequent ARPs in the vicinity (West Ingle ARP, Queen Mary Park ARP and the CN Lands ARP) left the lands in this Sub Area with no planning policy or direction for future growth. Planning for such growth, and the interface with

lands in adjacent ARPs, is essential. As a result, it is necessary to amend one of the adjacent ARPs to include this Sub Area. Oliver is the most logical, as the land use links are the most direct with the Oliver neighbourhood.

- **Bikeway Connections** - connection of city-wide bikeway routes are to be made throughout this area; however, construction of Oliver Square West has created some problems with the integration of the alignment of such a connection through the Oliver Square West site. A six metre wide right of way has been reserved from the former rail right of way, to accommodate pedestrian and bicycle routes. Connections with the Queen Mary Park area to the north are desirable and need to be investigated with land owners in the area.
- **Traffic Flow** - the introduction of significant traffic movements onto 116 Street, from the two Oliver Square developments, has created a traffic bottleneck at the traffic signal on 116 Street north of 104 Avenue, and for traffic flows along 116 Street between 105 and 104 Avenues. There is a need to review these traffic problems.



11.5 Policies

11.5.1 Land Use

1. Lands in Sub Area 7 shall continue to be used for a mix of retail and service commercial uses, within the Oliver Square West and Crosstown sites, and for heavy industrial use within the Molson's Brewery site exclusively.
2. Redistricting of lands intended for the 6 metre right-of-way to a more appropriate land use district shall be undertaken pending a determination of corridor requirements to the north.

11.5.2 Recreation

1. Bikeway and pedestrian route connections shall be completed through the Sub Area, primarily along its northern edge. Efforts shall be made by the City and affected property owners to ensure connections with other elements of the City's bike route network in the vicinity are completed.

11.5.3 Roadways

1. Traffic congestion at the traffic signal on 116 Street between the two Oliver Square developments, and along 116 Street in the area generally (including the 104 Avenue intersection), will be examined by the Transportation and Streets Department. Corrective measures to signal phasing or other actions may be implemented based on this review.
2. The Transportation and Streets Department shall develop sidewalks in Sub Area 7 on an as required basis.

12.0 Sub Area 8

12.1 Location

Sub Area 8 is located north of 104 Avenue and east of 116 Street. It occupies all the land east to the boundary of the Grant MacEwan Community College (GMCC) site, which is the alignment of 111 Street, and north to the rear lot boundary of the properties which front on to the south side of 105 Avenue.

12.2 Characteristics

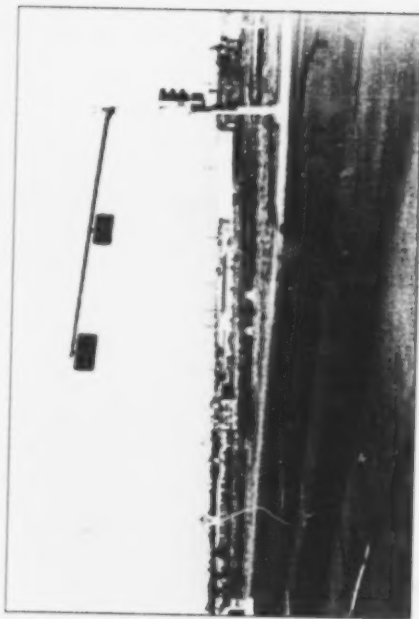
Approximately 60% of the land in Sub Area 8 is vacant. The remaining 40% is occupied by the Oliver Square commercial development, which is located between 116 Street and the alignment of 114 Street. Development within the Oliver Square site includes a Safeway store as the anchor tenant, with four other structures containing retail and service commercial uses, oriented around surface parking areas. The entire Sub Area was part of the former Downtown CN Rail yard, which was dismantled in the late 1980s to make way for the development of the downtown campus of Grant MacEwan Community College.

12.3 Demographic Profile

Sub Area 8 has no existing residential component.

12.4 Current Issues

As in the case of Sub Area 7, Sub Area 8 did not form part of the original Oliver ARP. Unlike Sub Area 7, however, Sub Area 8 was not without a planning policy framework - these lands were located within the CN Lands ARP, and are subject to a series of detailed policies and requirements, a number of which are stipulated in a series of legal agreements affecting these lands.

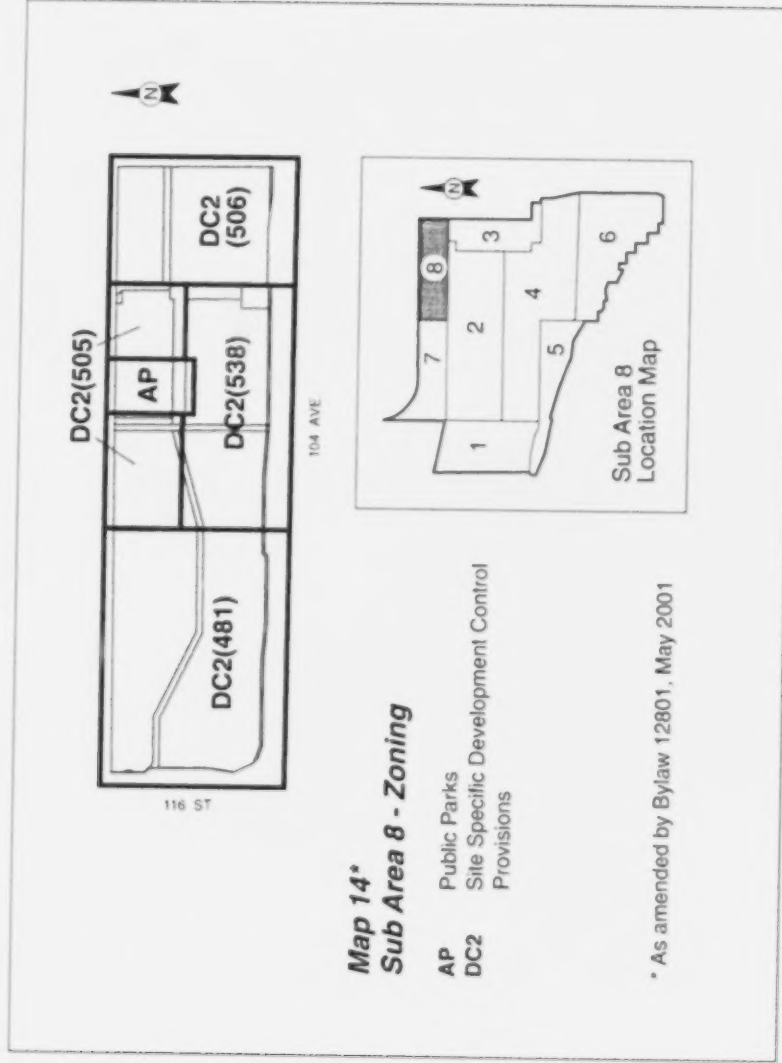


Sub Area 8 from 104 Avenue

Recent changes to the Downtown ARP have meant that the eastern portion of the area, formerly contained within the CN Lands ARP, have been absorbed into the Downtown ARP. The remaining portion of the CN ARP is too small to continue as a stand-alone ARP. The creation of Sub Area 8 is the result of the absorption of the remainder of the former CN Lands ARP, into the Oliver ARP.

It is important to continue the policy direction established in the CN Lands ARP, which is to utilize the vacant lands in the former CN corridor for residential and parks uses. Any commercial development of these future residential/parks lands outside the Oliver Square site will not be allowed. Removal of the cap on the amount of commercial development on the Oliver Square site will not be allowed until the vacant areas designated for future residential and park development have been developed in accordance with the existing legal agreements affecting the site.

There are also urban design issues that should be addressed for any future development that is to occur along 104 Avenue, a primary roadway entrance to the Downtown.



Additionally, vehicular access to such future development from 104 Avenue may have implications for traffic pattern management.

12.5 Policies

12.5.1 Land Use

1. The lands between the alignments of 111 Street and 112 Street shall be developed as college sports fields, student housing, and/or other uses as deemed appropriate to its needs by Grant MacEwan Community College. The lands between the alignments of 112 Street and 114 Street shall be developed as commercial shopping centre on the southern portion of the site, adjacent to 104 Avenue. The northern portion of the site shall be developed as medium rise, medium density residential apartments, with a limited amount of ground floor commercial development. A small park and bikeway corridor will be developed in this area. The lands between the alignments of 114 Street and 116 Street shall be developed as a commercial shopping centre.

2. New commercial developments within this Sub Area should provide an attractive and inviting environment for pedestrian traffic.

12.5.2 Recreation

1. There shall be a consolidated park site developed in the Sub Area, situated centrally to the future residential development. The configuration of the park will be such that public outdoor amenity space is available close at hand throughout the residential area. All park sites must have a minimum width of 115 ft. An example of how this is to be accomplished would be the use of an east-west linear park with one or more enlarged park spaces incorporated for more active activities. In the instance of a linear park, auto circulation shall exist on one side only.
2. Careful design consideration will be given to provide for adequate pedestrian access to the park site from adjacent residential parcels and from adjacent and nearby roadways.
3. The park site shall be developed concurrent with the residential area with special attention given to the creation of interesting amenity features so as to be considered a comprehensive portion of the residential development.
4. The City shall be entitled to the full 10% dedication for municipal reserve provided for the municipal reserve provided for the Municipal Government Act. This dedication may be taken as land and/or as a combination of no less than 1.71 hectares of land and cash in lieu of land, to the satisfaction of the Community Services Department.

Note:
Section 12.5.1 and
paragraph 12.5.2.4
were amended by
Bylaw 11967, July 1999.

12.5.3 Roadways

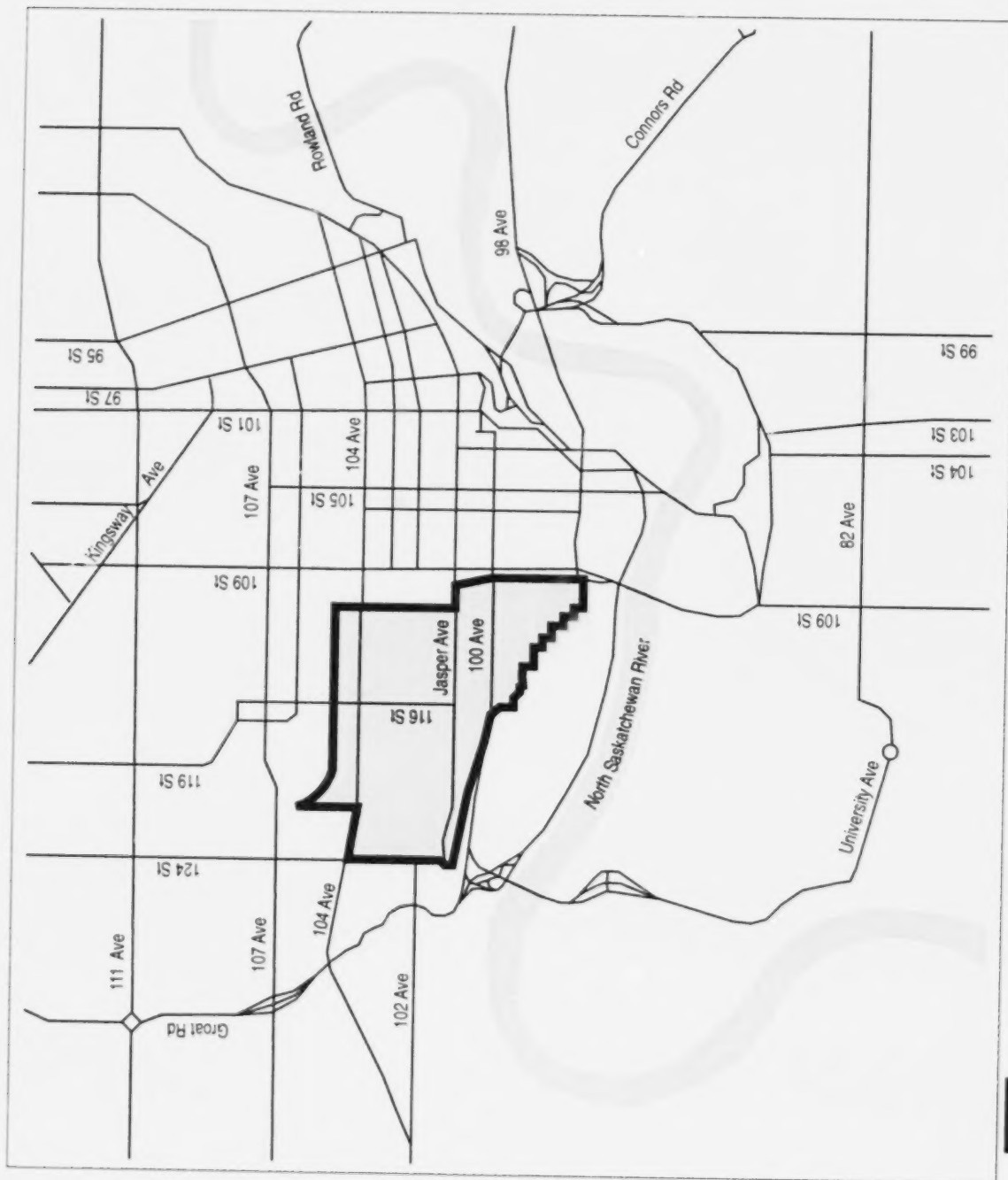
1. Vehicular access points shall be aligned with the existing street pattern wherever possible.
2. 104 Avenue shall continue to serve as a major arterial roadway into the Downtown and shall accommodate any additional traffic generated by development of Sub Area 8, while maintaining current service levels.
3. Future additional vehicular access to the Sub Area shall be limited to 112 Street from the south and 111 Street and 113 Street to the north.
4. Direct road access through the Sub Area shall be designed to minimize traffic shortcutting through existing communities.
5. The Sub Area's pedestrian network shall, where possible, follow established informal pedestrian paths.
6. While the widening of 104 Avenue to a six lane divided arterial with turning lanes is anticipated, this is to be accommodated in stages dependent upon the ultimate site development. Appropriate land for widening to accommodate roadway requirements may be required.

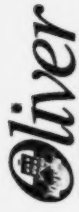
13.0 General Policies

13.1 Transportation Policies

1. Arterial or through traffic should be directed to arterial roadways in the Oliver neighbourhood. These roadways are 124 Street and 116 Street for northbound and southbound traffic, and 104 Avenue, Jasper Avenue and 100 Avenue (east of 116 Street) for eastbound and westbound traffic.
2. Other specified roadways within the Plan area are intended to handle lower levels of through traffic, acting as collector routes. These roadways are 111 Street, 112 Street, 121 Street, 99 Avenue, 100 Avenue (west of 116 Street) and 102 Avenue.
3. All other roadways in the Plan area shall function strictly as local roads.
4. The Transportation and Streets Department shall ensure that traffic control measures are implemented as necessary to ensure that through traffic flows are directed to arterial, and where necessary, collector roadways within the Oliver neighbourhood.

5. The Transportation and Streets Department will examine the other transportation and on-street parking issues raised through the ARP process, and implement solutions where appropriate.
6. The role of public transit in providing a major source of transportation to and from the Oliver area is recognized, particularly in view of the area's significant population of elderly persons. Given this perspective, the concept of establishing a shuttle bus loop serving the immediate Oliver and Downtown area is encouraged. Edmonton Transit is urged to give the development of this concept a high priority, with a view to implementation by early 1998.





Map 16
Oliver Transportation
Network - Roadway
Classification

— Arterial Road
..... Collector Road



13.2 Parking Management Policies

13.2.1 On-Street Parking

1. Continuation of on-street parking restrictions shall be encouraged. These restrictions include time limits within predominantly residential areas to prevent parking by employees of nearby commercial areas, and metered parking within predominantly commercial areas, to provide convenient customer parking for businesses. The Transportation and Streets Department will examine other on-street parking issues raised through the ARP process, and will implement solutions where appropriate.

13.2.2 Off-Street Parking

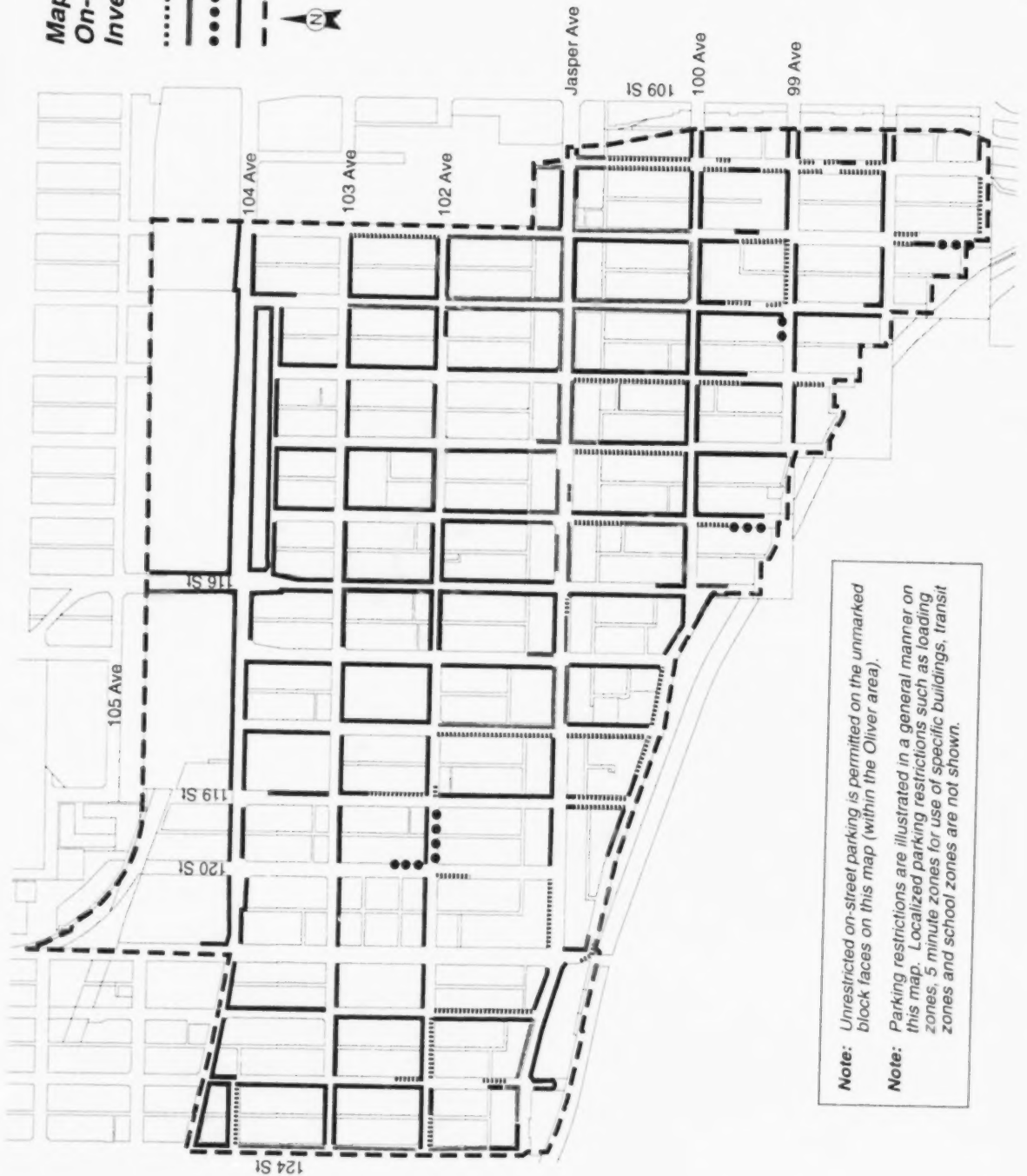
1. All new developments will be expected to provide parking in accordance with Section 66 of the Land Use Bylaw. Reductions from required parking levels may be considered in cases where renovation and retention of older existing housing stock may not allow sufficient lot area to provide the required amount of parking. Reductions may also be considered for commercial development along 124 Street and Jasper, where such development is low intensity and only one or two storeys, where any provision of underground parking would be impractical. In considering an application for a reduction in parking, the Development Officer should consider whether efforts have been made by the applicant to arrange for off-site parking on a nearby site, subject to the provisions of Section 66.5(2) of the Land Use Bylaw.

13.3 Pedestrian/Bikeway Circulation Policies

1. New commercial development or redevelopment, particularly along Jasper Avenue and 124 Street, is encouraged to incorporate pedestrian friendly features, such as outdoor seating areas or benches for warmer weather and canopies and other weather protection measures for colder weather. Local businesses and service groups are encouraged to provide outdoor seating through the Community Services Department's Benchmark Program. Landscaping and street furniture should be designed and installed in a manner which does not interfere or bottleneck the flow of pedestrian movements. Incorporation of approved *Crime Prevention Through Environmental Design* (CPTED) techniques is encouraged.
2. In other areas of the Oliver neighbourhood, pedestrian movements should be encouraged by the repair or replacement of damaged or inadequate sidewalks, and by the integration of pedestrian friendly elements in private development, such as pedestrian level lighting, seating areas and landscaping, as well as appropriate CPTED elements. Where identified as necessary, additional traffic control measures may be installed, such as crosswalks, signals and signage.
3. Improvements should be made to the existing bikeway network through the Oliver area by the establishment of additional bikeway connections through the area and by establishing or improving connections with bikeways in adjacent areas, particularly the Downtown and Queen Mary Park.

Map 17 On-Street Parking Inventory

- Timed Parking
- ===== Metered Parking
- Permit Parking
- No Parking
- - - - - ARP Boundary



Note: Unrestricted on-street parking is permitted on the unmarked block faces on this map (within the Oliver area).

Note: Parking restrictions are illustrated in a general manner on this map. Localized parking restrictions such as loading zones, 5 minute zones for use of specific buildings, transit zones and school zones are not shown.

**Map 18
Pedestrian and
Bicycle Circulation
System**



- Bus Lanes (Bicycles Permitted)
- Signed Bicycle Route
- ▲▲▲▲ Heritage Trail
- Victoria Promenade
- Proposed Bicycle Route



13.4 Recreation Policies

1. The highest priority recreation objectives of the 1981 Oliver ARP were the development of a major park facility in Sub Area 6, and improvements to river valley access points and top-of-bank walkways in Sub Areas 5 and 6. These have now been achieved through the development of Grandin Park, the construction of Victoria Promenade and the development of stairs to the valley at several locations.

The third, fourth and fifth recreational priorities of the 1981 ARP continue as recreational priorities of this Plan. These priorities are:

- the development of boulevard seating areas in designated locations;
- improvements to Kitchener Park; and
- production and maintenance of landscaping on Jasper Avenue from 112 to 121 Streets, in association with affected landowners and business operators.

2. New recreational policies in this Plan include:

- development of one or more small urban park spaces along Jasper Avenue;
- selected improvements to the Oliver Community League site;
- direction to negotiate for a tennis and/or volleyball area on the former St. John's School site, in conjunction with the removal of the existing asphalt surface; and
- development of a stairway access from Ezio Farone Park to the River Valley.

3. The City will strive to encourage the retention of mature trees within the Oliver neighbourhood, on both public and on private lands. This tree preservation policy is intended to support the highly landscaped appearance of the Oliver area, which is a significant amenity of the area and is one which draws residents and businesses to the neighbourhood.

13.5 Business Development Policies

1. The City will assist property owners and business operators in the Oliver area, and in particular, those on Jasper Avenue, in the research and other steps necessary to establish a business revitalization zone (BRZ), or some similar entity, in the area for the purposes of business promotion and growth of the area.

2. The City will examine the feasibility of developing some form of entrance signage or entrance feature to the Oliver area. This entrance signage policy is directed to major entrance locations to the community. The primary location is on Jasper Avenue west of 109 Street. Such a feature or sign is to be developed in conjunction with streetscape improvements for Jasper Avenue, and should be co-funded by the City and area businesses and commercial property owners.

13.6 Social Services Policies

- 1) The City will encourage and where possible, support the provision of health, educational and social services designed for the elderly in the Oliver area.

Map 19
Oliver Parks and Recreation
Facility Locations



Map 20

Location of Social Services and Seniors' Activity Centres



- 1 Alberta Committee of Citizens With Disabilities
- 2 Native Employment Services
- 3 CNIB
- 4 Interfaith Association On AIDS
- 5 Jewish Seniors Drop-In Centre
- 6 The Support Network
- 7 AIDS Network of Edmonton
- 8 Greater Edmonton Foundation
- 9 West Edmonton Seniors
- 10 Edmonton General Hospital
- 11 Alzheimer Society of Edmonton
- 12 Edmonton Food Bank
- 13 Meals On Wheels

14.0 Implementation

The implementation of the policies in the ARP require the following actions to be undertaken by City departments and the Oliver community. It is anticipated that the Oliver ARP will be implemented over a ten year period, however, several of the Plan's initiatives will be implemented immediately upon the Plan's approval, or in less than five years. It should be mentioned that any proposals for City land purchases or provision of public improvements are subject to City Council's approval through the Capital Priorities Planning process.

An implementation program/schedule is provided in chart form. The chart is comprised of columns indicating the initiative, Sub Area, time frame for initiation, responsible group(s)/department(s) and funding source(s).

The time frame column identifies the proposed schedule for implementation. Four general time frames are given: immediate, short term (less than 1 year), medium term (1 to 5 years), and long term (more than 5 years).



14.0 IMPLEMENTATION PROGRAM

Ref. No.	Initiative	Sub Area(s)	Time Frame	Group/Department Responsible	Funding Source
1	Land use redistrictings for all properties in the ARP area in compliance with the policies of the ARP.	All	Immediate	Planning & Development	Planning & Development Work Program
2	Development of a small urban park space(s) on Jasper Avenue at 114 Street and/or 124 Street, on an opportunity basis, possibly in conjunction with traffic flow improvement measures for the Jasper Avenue/124 Street site.	1, 4	Long term	Transportation & Streets; Planning & Development; Asset Management & Public Works; Local Businesses; Local Commercial Property Owners; Community Services	Land to be acquired via a land swap arrangement. Park development through private funding.
3	Encourage placement of pedestrian seating on public land, as a component of private developments.	1, 2, 3	On going	Planning & Development; Developers	Individual Developer(s)
4	Develop an appropriate recreational program and identify required upgrades for Kitchener Park.	2	Medium term	Oliver Community League; Community Services	Neighbourhood Park Development Program
5	Develop an appropriate recreational program on the Oliver Community League grounds, which may include an outdoor skating rink.	2	Medium term	Oliver Community League; Community Services	Oliver Community League
6	Improved landscaping, bench seating and picnic tables for Oliver Community League grounds	2	Long term	Oliver Community League; Community Services	Oliver Community League
7	Develop bench seating on public boulevards at: 120 St. & 103 Ave.; 118 St. & 103 Ave.; 114 St. & 103 Ave.	2	Medium term	Transportation & Streets; Oliver Community League	Benchmark Program
8	Develop an adult oriented recreational program for the former St. John's School yard in conjunction with its planned resurfacing.	2	Medium term	Community Services	Community Services Operating Budget
9	Traffic control device measure at the intersection of 102 Avenue and 114 Street.	2, 4	Short term	Transportation & Streets	Transportation & Streets Operating Budget
10	Tender for sale, to adjacent property owners, 2.5 m of the 102 Avenue road right-of-way between 111 St. & 116 St.	2, 3, 4	Short term	Transportation & Streets; Asset Management & Public Works	Transportation & Streets Work Program; Asset Management & Public Works Work Program
11	Develop a financing strategy for landscaping and boulevard improvements on Jasper Avenue, from 110 St. to 123 St., in conjunction with Transportation and Streets Department's planned rehabilitation of Jasper Avenue (109 to 123 Street), scheduled to begin in 2000.	3, 4, 5	Medium term	Planning & Development; Business Owners; Commercial Property Owners; Transportation & Streets	Planning & Development Work Program

Continued on next page

Ref. No.	Initiative	Sub Area(s)	Time Frame	Group/Department Responsible	Funding Source
12	Provide a local shuttle bus service to Oliver Square Shopping Centre.	All	Short term	Edmonton Transit	Edmonton Transit Operating Budget
13	Improvements to the location and number of pedestrian crossings on 100 Avenue.	5	Medium term	Transportation & Streets	Transportation & Streets Operating Budget
14	Construct a paved sidewalk on the west side of 111 Street to Enzo Farone Park.	6	Medium term	Transportation & Streets	Transportation & Streets Operating Budget
15	Complete development of bicycle and pedestrian route connections through Sub Area 7.	7	Medium term	Transportation & Streets	Transportation & Streets Operating Budget
16	Review traffic congestion problem on 116 Street, between 104 & 105 Avenues.	7, 8	Medium term	Transportation & Streets	Transportation & Streets Work Program
17	Development of park space in Sub Area 8 (former CN Lands)	8	Long term	Community Services	Community Services Operating Budget
18	Review feasibility for application of parking restrictions to discourage Downtown employee parking on 112 Street, south of 100 Avenue.	6	Short term	Transportation & Streets	Transportation & Streets Work Program
19	Continued retention and maintenance of mature trees.	All	Ongoing	Community Services Operating Budget	Community Services
20	Assist Jasper Avenue businesses in the formation of a BRZ.	1, 3, 4	Medium term	Planning & Development	Planning & Development Work Program
21	Development and installation of entrance signage at Jasper Avenue & 109 Street.	4	Medium term	Planning & Development, Business Owners, Oliver Community League	Planning & Development Operating Budget; Private Sources

15.0 Land Use Zoning

In order to implement some of the policy directions contained in this Plan, it is necessary to examine the land use zoning which applies to lands within the Oliver neighbourhood, and to determine where and how these land use zones need to be updated.

In some cases, this will mean that the current land use zones will be replaced with other conventional zones. In other cases, site specific regulations will be used to provide for unique blends of uses and development regulations which cannot be found within the conventional zoning framework of the Zoning Bylaw.

The Zoning Bylaw, as amended, regulates and controls the use and development of land within the boundaries of the Area Redevelopment Plan. The Bylaw takes precedence over any information provided in this section, and the public is advised to refer directly to the regulations of the Zoning Bylaw including the General Regulations and other applicable provisions.

Within a Plan area, certain regulatory aspects of conventional land use zones (such as minimum yard requirements or density, for example) may be modified in order to achieve certain policy as design objectives. Two ways to accomplish this are:

- advice to the Development Officer – guidelines established through the preparation of the Area Redevelopment Plan, and
- overlay provisions – regulations established through City-wide Overlays.

Advice to the Development Officer provides direction in the exercise of his authority to vary regulations when approving, refusing or imposing appropriate conditions on the development of lands, and are established as guidelines or directives in the Plan. Overlay provisions alter or add new regulations to the Zone, and are

established as Citywide Overlays in the Zoning Bylaw itself. This Area Redevelopment Plan contains development guidelines and Citywide Overlay provisions for one of the residential zones.

For all lands not affected by overlay provisions, the development regulations for uses are those of the Zoning Bylaw. The Development Officer may consider guidelines and vary certain regulations when authorized to use discretion. For those lands affected by both overlay provisions and guidelines, the regulations are those of the Zone as altered by the overlay, and the Development Officer will use discretion to approve, refuse or impose appropriate conditions on the development of those lands in consideration of the guidelines of this Plan.

In those cases where site specific regulations is needed to provide for unique blends of uses and development regulations that cannot be found within the conventional zoning framework of the Zoning Bylaw, the following types of direct control provisions may be used:

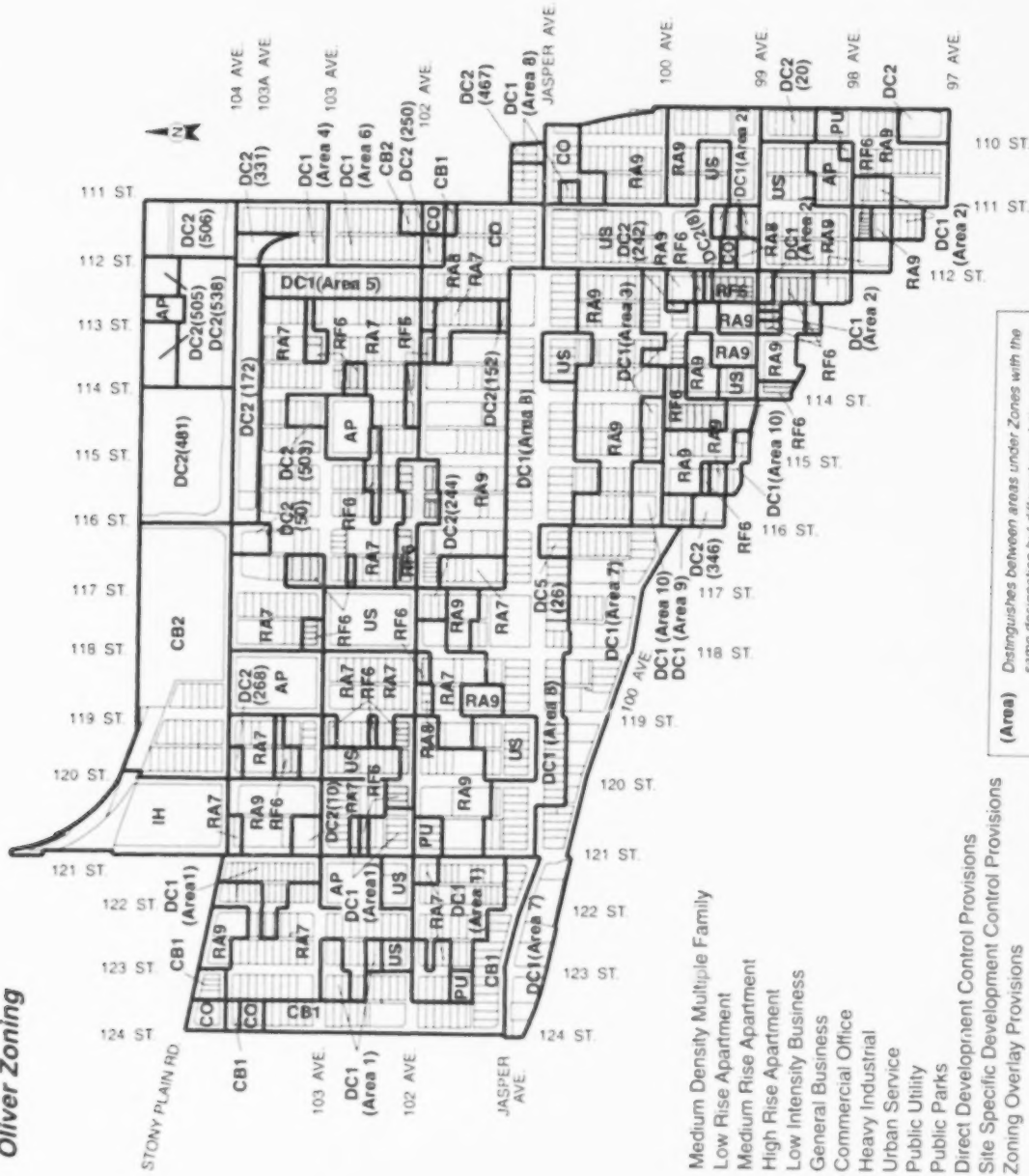
DC1 Provision – The purpose of this provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings an disturbance of land where this is necessary to establish, preserve or enhance:

- areas of unique character of special environmental concern as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- areas or sites of special historical, cultural, paleontological, archaeological, natural, scientific, or aesthetic interest, as designated in the Historical Resources Act.

DC2 Provision – The purpose of this provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

*Note:
This page was amended
by Bylaw 12801 in
May 2001.*

Map 21* Oliver Zoning



* As amended by Bylaw 12801, May 2001

The Planning and Development Department will be responsible for the preparation of amendments to this Area Redevelopment Plan for Council approval, after a general meeting in the Community, prior to Council's consideration of:

1. any development that substantially changes any objective or policy of the Plan;
2. any major new civic projects undertaken for arterial roadways or parks and recreation facilities which have not been described already in this Plan; and
3. where directed by Council.

The Plan amendment will be comprised of the following components:

1. full map and text amendments along with discussion outlining the new planning rationale for land use rezoning or other planning decision; and
2. circulation of the proposed Plan amendment and notification to the affected property owners and the Community League.

All of these types of specialized approaches have been used in the Oliver area under the former ARP, but their use has been expanded and updated to respond to current issues and policy directives as identified in this Plan. The following section describes these special provisions and guidelines, and Map 21 shows the locations within the Plan that are affected.

15.1 RF6 – Medium Density Multiple Family Zone

Development regulations for Permitted and Discretionary Uses are those of the Zoning Bylaw. However, when reviewing applications for development or lands zoned RF6 and shown on Map 21 as areas where zoning overlay provisions apply, the Development Officer is to take into consideration the following guidelines as well as the Medium Density Residential Overlay provisions of the Zoning Bylaw when exercising discretion:

- a) the density may be increased to a maximum of 175 Dwellings/ha.
- b) maximum total site coverage may be increased to 60% for sites greater than 1350 m² in area. For sites of 1350 m² or less in area, there should be no maximum site coverage.
- c) the minimum Front Yard may be reduced to 3m where Separation Space is provided in accordance with the Zoning Bylaw, and where the windows and Private Outdoor Amenity Areas on the first storey front wall have been located, designed or screened to prevent visual intrusion into the Dwelling from passers-by.
- d) the minimum Rear Yard may be reduced to 1.2m where Separation Space is provided in accordance with the Zoning Bylaw, and where the windows and Private Outdoor Amenity Areas on the first storey rear wall have been located, designed or screened to prevent visual intrusion into the Dwelling from passer-by.
- e) the minimum Side Yard may be reduced to 1.2m where Separation Space is provided in accordance with the Zoning Bylaw, and where it can be determined by a sight line analysis that windows and Private Outdoor Amenity Areas on the first storey side walls have been located, designed or screened to prevent visual intrusion into the Dwelling from adjacent properties and by passers-by.
- f) a minimum Private Outdoor Amenity Area of 15m² per Dwelling should be provided.
- g) a minimum of 50% of all Dwellings on a site should be Family Oriented, in accordance with the Zoning Bylaw.

*Note:
The first two paragraphs
of this page were
amended by Bylaw
12925, January 2002.
The remainder of this
page was amended by
Bylaw 12801 in
May 2001.*

15.2 DC1 - Direct Development Control (Area 1)

15.2.1 Area of Application

A portion of Sub Area 1, located between Stony Plain Road and Jasper Avenue from 123 Street to 121 Street; and a portion of Sub Area 2, located at 121 Street and 102 Avenue, designated DC1 (Area 1) in Bylaw 11619, amending the Land Use Bylaw.

15.2.2 Rationale

To provide for a mixed use area that encourages the retention of existing older residential structures by providing opportunity for the conversion of these older structures to small scale, low impact commercial uses. New development and conversions will be of a scale and design that is complementary to the existing low density residential dwellings in the area.

15.2.3 Uses

The following uses are prescribed for lands designated DC1 (Area 1) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Business Support Services*
- ii) Child Care Services*
- iii) Commercial Schools*
- iv) Community Recreation Services
- v) Custom Manufacturing Establishments*
- vi) Duplex Housing
- vii) Eating and Drinking Establishments, Minor*
- viii) Essential Utility Services
- ix) Foster Homes
- x) Group Homes
- xi) Group Homes, Limited
- xii) Health Services*

- xiii) Home Occupations, Major
- xiv) Home Occupations, Minor
- xv) Minor Impact Utility Services
- xvi) Personal Service Shops*
- xvii) Private Education Services*
- xviii) Professional, Financial and Office Support Services*
- xix) Professional Offices*
- xx) Retail Stores, Convenience*
- xxi) Row Housing
- xxii) Secondary Suites
- xxiii) Semi-detached Housing
- xiv) Single Detached Housing

(Note: Commercial uses identified by an asterisk shall only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.)

15.2.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 1.0.
 - b) The maximum Height shall not exceed 10 m (32.8 ft.) nor 2.5 storeys.
 - c) The maximum density for Residential Uses shall be 42 dwellings/ha (17.0 dwellings/acre).
 - d) The maximum site area shall be 2,787 m² (30,000 ft.²).
 - e) The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.
 - f) A minimum Side Yard of 1 m (3.3 ft.) shall be provided, except where a Side Yard abuts a flanking public roadway other than a lane, not less than 3 m (9.8 ft.) shall be provided.
 - g) The minimum Rear Yard shall be 7.5 m (24.6 ft.).
-
- h) Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
 - i) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
 - j) Architectural treatment of new developments shall ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as the following:
 - i) porches and verandahs;
 - ii) brick, clapboard or stucco as prominent exterior finishes;
 - iii) gambrel, pyramidal, gable or hip roofs; or
 - iv) dormers and bay windows.
 - k) The Development Officer shall use the following guidelines when reviewing an application for conversion of a Single Detached Dwelling to a commercial use:
 - i) activities will be confined to a small-scale of operation with a staff of not greater than 5 persons;
 - ii) Minor Eating and Drinking Establishments shall be limited to a maximum of 70 seats; and
 - iii) the design shall maintain the appearance of a Single Detached Dwelling.
 - l) Single Detached, Semi-detached, Duplex Housing and Secondary Suites in this District shall be developed in accordance with the provisions of the RF-4 District.
 - m) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.

n) Notwithstanding other regulations in this District:

- i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
- ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
- iii) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
- iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
- v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
- vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
- vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.3 DC1 - Direct Development Control (Area 2)

15.3.1 Area of Application

Several sites located in Sub Area 6, designated DC1 (Area 2) in Bylaw 11619, amending the Land Use Bylaw.

15.3.2 Rationale

To provide for an area that encourages the retention and reuse of existing older residential structures, where such structures are isolated on one or two lots between apartment buildings or non-residential uses. The regulations of this area are intended to provide opportunity for conversion to low intensity commercial uses and to limit the Height of new residential development in order to maximize sunlight penetration and existing sight lines of the river valley.

15.3.3 Uses

The following uses are prescribed for lands designated DC1 (Area 2) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Apartment Housing (east of 112 Street only)
- ii) Business Support Services*
- iii) Child Care Services*
- iv) Commercial Schools*
- v) Duplex Housing
- vi) Eating and Drinking Establishments, Minor*
- vii) Essential Utility Services
- viii) Foster Homes
- ix) Group Homes
- x) Group Homes, Limited
- xi) Health Services*
- xii) Home Occupations, Major
- xiii) Home Occupations, Minor
- xiv) Minor Impact Utility Services
- xv) Personal Service Shops*
- xvi) Private Education Services*
- xvii) Professional, Financial and Office Support Services*
- xviii) Professional Offices*
- xix) Row Housing
- xx) Secondary Suites
- xxi) Semi-detached Housing
- xxii) Single Detached Housing
- xxiii) Stacked Row Housing

(Note: Commercial uses identified by an asterisk shall only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.)

15.3.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) East of 112 Street, the maximum Floor Area Ratio shall be 1.3.
- b) The maximum Height shall not exceed 14 m (45.9 ft.) nor 4 storeys.
- c) East of 112 Street, the maximum density shall be 124 dwellings/ha (50.6 dwellings/acre).
- d) West of 112 Street, the maximum density shall be 80 dwellings/ha (32.4 dwellings/acre).
- e) The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.
- f) For Apartment Housing the minimum Front Yard shall be 6 m (19.7 ft.).
- g) Minimum Side Yards of 1 m (3.3 ft.) for each storey or partial storey shall be provided, except that a total of at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall be not less than 4.5 m (14.8 ft.) where it abuts a flanking public roadway other than a lane.

- h) The minimum Rear Yard shall be 7.5 m (24.6 ft.).
- i) Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
- j) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- k) Single Detached, Semi-detached, Duplex Housing and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- l) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- m) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.4 DC1 - Direct Development Control (Area 3)

15.4.1 Area of Application

Portions of Sub Areas 4 and 6, located along 100 Avenue, between 112 Street and 115 Street, designated DC1 (Area 3) in Bylaw 11619, amending the Land Use Bylaw.

15.4.2 Rationale

To provide for a mix of uses in structures which are compatible with the existing architectural character of the area; and to encourage the retention of the remaining older housing stock located along, and in proximity to, 100 Avenue by providing opportunity for conversion to commercial uses.

15.4.3 Uses

The following uses are prescribed for lands designated DC1 (Area 3) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Business Support Services*
- ii) Child Care Services*
- iii) Commercial Schools*
- iv) Community Recreation Services
- v) Custom Manufacturing Establishments*
- vi) Duplex Housing
- vii) Eating and Drinking Establishment, Minor*
- viii) Essential Utility Services
- ix) Foster Homes
- x) Government Services*

- xi) Group Homes
- xii) Group Homes, Limited
- xiii) Health Services*
- xiv) Home Occupations, Major
- xv) Home Occupations, Minor
- xvi) Minor Impact Utility Services
- xvii) Personal Service Shops*
- xviii) Private Education Services*
- xix) Professional, Financial and Office Support Services*
- xx) Professional Offices*
- xxi) Retail Stores, General*
- xxii) Row Housing
- xxiii) Secondary Suites
- xxiv) Semi-detached Housing
- xxv) Single Detached Housing

(Note: Commercial uses identified by an asterisk shall only be allowed if located in a converted older residential structure, and shall not be allowed within a new development.)

15.4.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 1.0.
- b) The maximum Height shall not exceed 10 m (32.8 ft.) nor 2.5 storeys.
- c) The maximum density for Residential Uses shall be 42 dwellings/ha (17.0 dwellings/acre).
- d) The minimum Front Yard shall be the average depth of the Front Yards of the two adjacent lots. Where an adjacent site is vacant, it shall be deemed to have a Front Yard depth of 6 m (19.7 ft.) for the purposes of this subsection. On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.). Notwithstanding this, at the discretion of the Development Officer, the area of a porch or verandah or portion thereof which does not have a principal building above may be allowed to be developed up to a maximum of 2 m (6.6 ft.) into a required Front Yard.
- e) A minimum Side Yard of 1 m (3.3 ft.) for each storey or partial storey shall be provided, except that at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall be not be less than 3.0 m (9.8 ft.) where it abuts a flanking public roadway other than a lane.
- f) The minimum Rear Yard shall be 7.5 m (24.6 ft.).

- g) Notwithstanding the above, no minimum yard requirements shall apply to conversions of old single detached residential housing stock, except to the extent where an addition to such a structure is to occupy additional area within the site.
- h) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- i) Off-street parking shall be provided in accordance with the provisions of Section 66 of the Land Use Bylaw where redevelopment occurs, unless it can be demonstrated to the satisfaction of the Development Officer that less parking is required. Renovation or restoration projects will only be required to maintain existing parking on-site.
- j) Architectural treatment of developments shall ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as the following:
 - i) porches and verandahs;
 - ii) pyramidal, gambrel or gable roofs;
 - iii) dormers;
 - iv) brick, clapboard or stucco exterior finish; and
 - v) a front door oriented to the street.
- k) Renovations of, or additions to, the existing older housing stock shall retain original architectural elements and proportions of the existing structure, including the elements itemized in the above clause.
- l) Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF-4 District.

- m) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- n) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.5 DC1 - Direct Development Control (Area 4)

15.5.1 Area of Application

A portion of Sub Area 3, located north of 103 Avenue and east of 112 Street, designated DC1 (Area 4) in Bylaw 11619, amending the Land Use Bylaw.

15.5.2 Rationale

To encourage the development of an entertainment oriented precinct that will provide entertainment opportunities for the nearby Grant MacEwan Community College market, Downtown employees and shoppers, and eventually for the emerging residential development on the former CP Rail lands and CN Lands.

15.5.3 Uses

The following uses are prescribed for lands designated DC1 (Area 4) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Alcohol Sales, Minor
- ii) Amusement Establishments, Major
- iii) Amusement Establishments, Minor
- iv) Apartment Housing
- v) Boarding and Lodging Houses
- vi) Business Support Services
- vii) Child Care Services
- viii) Commercial Schools
- ix) Community Recreation Services
- x) Custom Manufacturing Establishments
- xi) Duplex Housing
- xii) Eating and Drinking Establishments, Major
- xiii) Eating and Drinking Establishments, Minor

- xiv) Essential Utility Services
- xv) Foster Homes
- xvi) Government Services
- xvii) Group Homes
- xviii) Group Homes, Limited
- xix) Health Services
- xx) Home Occupations, Major
- xxi) Home Occupations, Minor
- xxii) Household Repair Services
- xxiii) Minor Impact Utility Services
- xxiv) Personal Service Shops
- xxv) Private Clubs
- xxvi) Professional, Financial and Office Support Services
- xxvii) Professional Offices
- xxviii) Public Libraries and Cultural Exhibits
- xxix) Retail Stores, Convenience
- xxx) Retail Stores, General
- xxxi) Row Housing
- xxxii) Secondhand Stores, Minor
- xxxiii) Secondary Suites
- xxxiv) Semi-detached Housing
- xxxv) Single Detached Housing
- xxxvi) Spectator Entertainment Establishments
- xxxvii) Stacked Row Housing

15.5.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 4.0, except for wholly commercial developments the maximum Floor Area Ratio shall be 2.0.
- b) The maximum Height shall not exceed 23 m (75.5 ft.) nor 6 storeys.
- c) The maximum density for Residential Uses shall be 325 dwellings/ha (131.5 dwellings/acre).
- d) The minimum Front Yard shall be 3 m (9.84 ft.), except where adjacent commercial buildings abut the front property line to form a pedestrian-oriented street, no Front Yard shall be required.
- e) The minimum Rear Yard shall be 7.5 m (24.6 ft.).
- f) Residential uses shall have a minimum Side Yard of 1 m (3.3 ft.) for each storey or partial storey, up to a maximum of 3 m (9.84 ft.). A Side Yard shall not be less than 3.0 m (9.8 ft.) where it abuts a flanking public roadway other than a lane.
- g) Developments within the Major Eating and Drinking Establishments Use Class shall be limited to a maximum of 200 seats.
- h) Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.

- i) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- j) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Boarding and Lodging Houses shall be developed in accordance with Section 86 of the Land Use Bylaw.
 - iv) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - v) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - vi) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vii) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - viii) Minor Alcohol Sales shall be developed in accordance with Section 98 of the Land Use Bylaw.
 - ix) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.6

DC1 - Direct Development Control (Area 5)

15.6.1 Area of Application

A portion of Sub Area 3, located on the west side of 112 Street between 102 Avenue and 103A Avenue, designated DC1 (Area 5) in Bylaw 11619, amending the Land Use Bylaw.

15.6.2 Rationale

To provide a mix of residential and low intensity commercial uses, intended to buffer the predominantly residential areas fronting onto 113 Street, form the higher intensity commercial lands located on the east side of 112 Street.

15.6.3 Uses

The following uses are prescribed for lands designated DC1 (Area 5) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Amusement Establishments, Minor
- ii) Apartment Housing
- iii) Boarding and Lodging Houses
- iv) Business Support Services
- v) Child Care Services
- vi) Commercial Schools
- vii) Community Recreation Services
- viii) Custom Manufacturing Establishments
- ix) Duplex Housing
- x) Essential Utility Services
- xi) Foster Homes
- xii) Government Services
- xiii) Group Homes

- xiv) Group Homes, Limited
- xv) Health Services
- xvi) Home Occupations, Major
- xvii) Home Occupations, Minor
- xviii) Household Repair Services
- xix) Minor Impact Utility Services
- xx) Personal Service Shops
- xxi) Private Clubs
- xxii) Professional, Financial and Office Support Services
- xxiii) Professional Offices
- xxiv) Public Libraries and Cultural Exhibits
- xxv) Retail Stores, Convenience
- xxvi) Retail Stores, General
- xxvii) Row Housing
- xxviii) Secondary Suites
- xxix) Secondhand Stores, Minor
- xxx) Semi-detached Housing
- xxxi) Single Detached Housing
- xxxii) Stacked Row Housing

15.6.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 2.0.
- b) The maximum Height shall not exceed 14 m (45.9 ft.) nor 4 storeys.
- c) The maximum density for Residential Uses shall be 125 dwellings/ha (50.6 dwellings/acre).
- d) A minimum Yard of 3 m (9.84 ft.) shall be required where a site abuts a public roadway other than a lane except:

- i) where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Front Yard shall be required; and
- ii) where there is no vehicular access to the site from the public roadway the minimum Yard shall be not less than 1.5 m (4.93 ft.).
- e) For Residential Uses, vehicular access to required off-street parking shall be from an abutting lane, where a lane abuts a site.
- f) The minimum Side Yard shall be 1 m (3.3 ft.) for each storey or partial storey, except that a total of at least 2 m (6.6 ft.) shall be provided in all cases. A Side Yard shall not be less than 4.5 m (14.8 ft.) when it abuts a flanking roadway other than a lane.
- g) Commercial uses shall provide a minimum Side Yard of 3 m (9.84 ft.) where the rear or side lot line abuts the lot line of a site in Residential use.
- h) Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- i) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- j) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.

- iii) Boarding and Lodging Houses shall be developed in accordance with Section 86 of the Land Use Bylaw.
- iv) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
- v) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
- vi) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
- vii) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
- viii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.7

DC1 - Direct Development Control (Area 6)

15.7.1

Area of Application

A portion of Sub Area 3, located on the blocks bounded by 103 Avenue and 102 Avenue, and 111 Street and 112 Street, designated DC1 (Area 6) in Bylaw 11619, amending the Land Use Bylaw.

15.7.2

Rationale

To provide a mix of uses including a wide range of office and business support commercial uses and residential uses.

15.7.3

Uses

The following uses are prescribed for lands designated DC1 (Area 6) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Alcohol Sales, Major
- ii) Alcohol Sales, Minor
- iii) Apartment Housing
- iv) Boarding and Lodging Houses
- v) Business Support Services
- vi) Child Care Services
- vii) Commercial Schools
- viii) Community Recreation Services
- ix) Custom Manufacturing Establishments
- x) Duplex Housing
- xi) Eating and Drinking Establishments, Minor
- xii) Essential Utility Services
- xiii) Foster Homes
- xiv) Government Services
- xv) Group Homes

- xvi) Group Homes, Limited
- xvii) Health Services
- xviii) Home Occupations, Major
- xix) Home Occupations, Minor
- xx) Household Repair Services
- xxi) Minor Impact Utility Services
- xxii) Personal Service Shops
- xxiii) Private Clubs
- xxiv) Professional, Financial and Office Support Services
- xxv) Professional Offices
- xxvi) Public Libraries and Cultural Exhibits
- xxvii) Retail Stores, Convenience
- xxviii) Retail Stores, General
- xxix) Row Housing
- xxx) Secondary Suites
- xxxi) Secondhand Stores, Minor
- xxxii) Semi-detached Housing
- xxxiii) Single Detached Housing
- xxxiv) Stacked Row Housing

15.7.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 4.0.
- b) The maximum Height shall not exceed 23 m (75.5 ft.) nor 6 storeys.

- c) A minimum Front Yard of 4.5 m (14.76 ft.) shall be required where a site abuts a public roadway other than a lane except:
 - i) where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no Front Yard shall be required; and
 - ii) where there is no vehicular access to the site from the public roadway the minimum Front Yard shall be not less than 3.0 m (9.84 ft.).
- d) A minimum Side Yard of 3.0 m (9.84 ft.) shall be required where the rear or side lot line of a site abuts the lot line of a site in Residential use.
- e) Single Detached, Semi-detached, Duplex and Secondary Suites in this District shall be developed in accordance with the provisions of the RF4 District.
- f) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- g) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Boarding and Lodging Houses shall be developed in accordance with Section 86 of the Land Use Bylaw.
 - iv) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - v) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.

- vi) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
- vii) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
- viii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

15.8 DC1 - Direct Development Control (Area 7)

15.8.1 Area of Application

A portion of Sub Area 5 located between Jasper Avenue and the River Valley, from 124 Street to 116 Street, designated DC1 (Area 7) in Bylaw 11619, amending the Land Use Bylaw.

15.8.2 Rationale

To provide an area for high rise residential uses with design requirements to ensure that the siting and design of buildings does not unduly interfere with adjacent properties' views of the River Valley; and to provide opportunity for the conversion of existing low density residences to small scale, low impact commercial uses.

15.8.3 Uses

The following uses are prescribed for lands designated DC1 (Area 7) pursuant to Section 710.3 of the Land Use Bylaw:

- i) Apartment Housing
- ii) Business Support Services
- iii) Child Care Services
- iv) Essential Utility Services
- v) Foster Homes
- vi) Group Homes
- vii) Group Homes, Limited
- viii) Health Services
- ix) Home Occupations, Major
- x) Home Occupations, Minor
- xi) Minor Impact Utility Services
- xii) Personal Service Shops
- xiii) Professional, Financial and Office Support Services

- xiv) Professional Offices
- xv) Retail Stores, Convenience
- xvi) Secondary Suites
- xvii) Single Detached Housing
- xviii) Stacked Row Housing

15.8.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw:

- a) The maximum Floor Area Ratio shall be 3.0.
- b) The maximum Height shall not exceed 45 m (147.6 ft.) nor 15 storeys.
- c) Vehicular access to a garage or parking area shall be from an abutting lane, where a lane abuts a site.
- d) Commercial uses shall not be in any freestanding structure separate from a structure containing residential uses, and shall not be developed above the lowest storey, except in the case of the conversion of the area's existing older residential structures.
- e) All other standards for siting, setbacks, landscaping, amenity areas and building design will be determined for individual applications on the basis of an evaluation of the following development criteria by the Development Officer. Specifically, individual developments shall:
 - i) prevent, as much as possible, the blocking of views of the River Valley for the surrounding existing developments; a view impact study shall be submitted with the application;

- ii) indicate the shadowing impact of the proposed buildings on sunlight penetration for surrounding existing developments in accordance with Section 16.3 of the Land Use Bylaw;
- iii) ensure articulation of design elements, especially on the lower floors in keeping with an environment that is more closely related to pedestrian protection and pedestrian scale;
- iv) be physically compatible with adjacent developments with respect to finish, texture and building design treatment; and
- v) indicate the impact of the proposal on soil stability and drainage where development is adjacent to the River Valley.
- f) All exterior trash collection areas shall be screened from view in accordance with Section 69.4(4) of the Land Use Bylaw.
- g) Notwithstanding other regulations in this District:
 - i) Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.
 - ii) Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.
 - iii) Professional Offices shall be developed in accordance with Section 88 of the Land Use Bylaw.
 - iv) Essential Utility Services shall be developed in accordance with Section 90 of the Land Use Bylaw.
 - v) Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.
 - vi) Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.
 - vii) Secondary Suites shall be developed in accordance with Section 99 of the Land Use Bylaw.

Note:
This page was amended
by Bylaw 12801 in
May 2001.

15.9 DC1 (Area 8) – Direct Development Control

15.9.1 Area of Application

A portion of Sub Area 4 and Sub Area 5, centered on Jasper Avenue, extending from 110 Street to 121 Street designated DC1 in the Zoning Bylaw and shown as DC1 (Area 8) in Map 21.

15.9.2 Rationale

To provide for a range of uses, with the objective of promoting the continuing development of a pedestrian oriented commercial strip in terms of land use activities and design elements. The District also provides opportunity for the inclusion of residential uses above the ground floor level.

15.9.3 Uses

- a) Apartment Housing (above the ground floor only)
- b) Automotive and Minor Recreation Vehicles Sales/Rentals
(where existing at the time of the adoption of this Area Redevelopment Plan Bylaw)
- c) Bars and Neighbourhood Pubs
- d) Boarding and Lodging Houses
- e) Business Support Services
- f) Child Care Services
- g) Commercial Schools
- h) Community Recreation Services
- i) Convenience Retail Stores
- j) Custom Manufacturing Establishments
- k) Essential Utility Services
- l) Exhibition and Convention Facilities

- m) Fascia on premises signs
- n) Freestanding off premises signs
- o) Freestanding on premises signs
- p) General Retail Stores
- q) Government Services
- r) Group Homes
- s) Health Services
- t) Hotels
- u) Household Repair Services
- v) Indoor Participant Recreation Services
- w) Limited Contractor Services
- x) Limited Group Homes
- y) Major Alcohol Sales
- z) Major Amusement Establishments
- aa) Minor Alcohol Sales
- bb) Minor Amusement Establishments
- cc) Major Home Based Business
- dd) Minor Homes Based Business
- ee) Minor Secondhand Stores
- ff) Minor Veterinarian Services
- gg) Nightclubs
- hh) Non-accessory Parking
- ii) Personal Service Shops
- jj) Private Clubs
- kk) Professional, Financial and Office Support Services
- ll) Protective and Emergency Services
- mm) Public Libraries and Cultural Exhibits
- nn) Public Park
- oo) Restaurants
- pp) Religious Assembly
- qq) Specialty Food Services
- rr) Spectator Entertainment Establishments
- ss) Roof on premises signs

15.9.4 Development Regulations

- a) The maximum total Floor Area Ratio shall be 6.0. Of this total, the maximum Floor Area Ratio for Commercial Uses shall be 3.0;
- b) The maximum density for Residential Uses shall be:
 - i) 450 dwellings/ha where development includes roof top landscaped amenity space in excess of the amenity space requirements of the Zoning Bylaw; and
 - ii) 400 dwellings/ha in all other cases;
- c) The maximum Height shall not exceed 36.6m;
- d) Residential Uses shall not be allowed on the ground floor of any development;
- e) The maximum business frontage for establishments located on the ground level shall be 16.1m;
- f) In order to promote the formation of a pedestrian-oriented shopping street, no minimum Front Yard shall be required;
- g) The minimum Rear Yard shall be 7.5m, except that this may be reduced to 2.0m provided adequate access is provided for service vehicles and parking;
- h) A minimum Side Yard of 2.0m shall be required where a lot abuts a flanking roadway other than a lane;
- i) Residential Uses shall be set back a minimum of 6.0m from the front property line and 7.5m from the rear property line;
- j) Developments within the Major Eating and Drinking Establishments Use Class shall be limited to a maximum of

200 seats, unless it can be demonstrated to the satisfaction of the Development Officer that sufficient on-site parking is available to support additional seating. Notwithstanding this, all Major Eating and Drinking Establishments must meet the minimum parking requirements as identified in the Zoning Bylaw;

- k) Vehicular parking shall be located to the rear of the development and shall be assessed from the abutting rear lane, where a rear lane abuts a site;
- l) Where required vehicular parking is located to the rear of a development, edge treatment design elements, such as wrought iron fencing, shall be provided to the satisfaction of the Development Officer in accordance with CPTED (Crime Prevention Through Environmental Design) principles, as identified in the Zoning Bylaw;
- m) Architectural treatment of new developments and/or renovations shall be designed to enhance the pedestrian character of Jasper Avenue by utilizing the following design features:
 - i) awnings and canopies over windows and doors;
 - ii) a minimum window area of 50% of the front façade (using clear, untinted glass);
 - iii) entrance oriented towards Jasper Avenue; and
 - iv) patio seating areas;
- n) All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw; and
- o) Signs shall be developed in accordance with Schedule 59F.

*Note:
This page was amended
by Bylaw 12801 in
May 2001.*

Note:
This page was amended
by Bylaw 12801 in
May 2001

15.10 DC1 (Area 9) – Direct Development Control

15.10.1 Area of Application

A portion of Sub Area 6 located at 100 Avenue and 116 Street, designated DC 1 in the Zoning Bylaw and shown as DC1 (Area 9) in Map 21.

15.10.2 Rationale

To provide for a range of uses in order to promote the continued viability of the LeMarchand Mansion, a provincially designated historical resource.

15.10.3 Uses

- a) Apartment Housing
- b) Bars and Neighbourhood Pubs
- c) Business Support Services
- d) Child Care Services
- e) Commercial Schools
- f) Community Recreation Services
- g) Convenience Retail Stores
- h) Essential Utility Services
- i) Fascia on premises signs
- j) Freestanding on premises signs
- k) General Retail Stores
- l) Health Services
- m) Major Home Based Business
- n) Minor Home Based Business
- o) Nightclubs
- p) Personal Service Shops
- q) Private Clubs
- r) Professional, Financial and Office Support Services

- s) Projecting on premises signs
- t) Public Libraries and Cultural Exhibits
- u) Restaurants
- v) Temporary on premises signs

15.10.4 Development Regulations

- a) The maximum total Floor Area Ratio shall be 4.0;
- b) The maximum density for Apartment Housing shall be 325 dwellings/ha;
- c) The maximum building Height shall not exceed 23m, nor 6 storeys;
- d) The minimum Yard requirements for existing structures shall be in the dimensions that existed on the day of the adoption of this Area Redevelopment Plan Bylaw;
- e) All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw; and
- f) Signs shall be developed in accordance with Schedule 59H of the Zoning Bylaw.

15.11 DC1 (Area 10) –

Direct Development Control

15.11.1 Area of Application

A small portion of Sub Area 4, located on 100 Avenue between 115 Street and 116 Street, designated DC1 in the Zoning Bylaw and shown as DC1 (Area 10) in Map 21.

15.11.2 Rationale

To provide for a mixture of residential and commercial uses.

15.11.3 Uses

- a) Minor Amusement Establishments
- b) Apartment Housing
- c) Boarding and Lodging Houses
- d) Business Support Services
- e) Child Care Services
- f) Community, Educational, Recreational and Cultural Services
- g) Community Recreation Services
- h) Duplex Housing
- i) Essential Utility Services
- j) Fascia on premises signs
- k) Freestanding on premises signs
- l) Group Homes
- m) Limited Group Homes
- n) Health Services
- o) Major Home Based Business
- p) Minor Home Based Business
- q) Personal Service Shops
- r) Private Clubs
- s) Professional, Financial and Office Support Services

- t) Projecting on premises signs
- u) Restaurants
- v) Convenience Retail Stores
- w) Row Housing
- x) Secondary Suites
- y) Semi-detached Housing
- z) Single Detached Housing
- aa) Specialty Food Services
- bb) Temporary on premises signs

15.11.4 Development Regulations

- a) The maximum total Floor Area Ratio shall be 4.0; of this total the maximum Floor Area Ratio for Commercial uses shall be 1.0;
- b) The maximum density for Residential Uses shall be 325 dwellings/ha;
- c) The maximum Height shall not exceed 45m nor 15 storeys;
- d) The minimum Yard requirements for existing structures shall be the dimensions that existed on the day of the adoption of this Area Redevelopment Plan Bylaw. If redevelopment occurs, the following minimum Yards shall apply:
 - i) no minimum Front Yard shall be required for main floor Commercial Uses;
 - ii) the minimum Rear Yard shall be 7.5m;
 - iii) Residential Uses shall be set back a minimum of 6.0m from the front property line and 7.5m from the rear property line; andthe minimum Side Yard shall be 1.0m for each storey, up to a maximum of 4.5m, except that a minimum of 2.0m is required and where a Side Yard abuts a flanking public roadway, other than a lane, not less than 4.5m shall be provided;

*Note:
This page was amended
by Bylaw 12801 in
May 2001.*

Note:

*This page was amended
by Bylaw 12801 in
May 2001*

- e) All exterior trash collection areas shall be screened from view in accordance with the Zoning Bylaw;
- f) Single Detached, Semi-detached, Duplex and Secondary Suites shall be developed in accordance with the provisions of the RF4 Zone; and
- g) Signs shall be developed in accordance with Schedule 5011.

Bylaw 13256 (as amended)

A Bylaw to amend Bylaw 11618, as amended,
being the Oliver Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on July 18, 1994, passed Bylaw 11618, as amended, being a bylaw to adopt the Oliver Area Redevelopment Plan; and

WHEREAS an application was received by the Planning and Development Department to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend Oliver Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

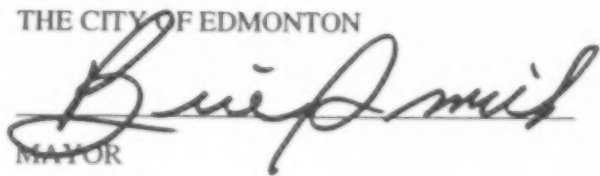
1. The Oliver Area Redevelopment Plan is hereby further amended by:
 - a) Deleting therefrom "Map 8 - Sub Area 2 - Land Use Districts", and substituting therefor the Map entitled "Map 8 - Sub Area 2 - Land Use Districts", attached hereto as Schedule "A" and forming part of this Bylaw; and
 - b) Deleting Section 6.5.1 Policy 1 and substituting therefore the following:

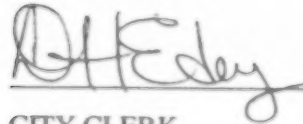
"Residential redevelopment within Sub Area 2 shall consist of a range of built forms, from single detached dwellings to low rise apartment structures. A variety of row housing forms are encouraged within this Sub Area, stressing the individuality of the units, which should have garages and driveways oriented to rear lanes. Notwithstanding this policy, an apartment building of six storeys in

height with a maximum density of 29 dwellings shall only be permitted on Lots 63 and 64, Block 17, Plan 726 1AB."

READ a first time this	22 nd	day of	January	, A. D. 2003;
READ a second time this	4 th	day of	March	, A. D. 2003;
READ a third time this	4 th	day of	March	, A. D. 2003;
SIGNED and PASSED this	7 th	day of	March	, A. D. 2003.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

BYLAW 13256

